



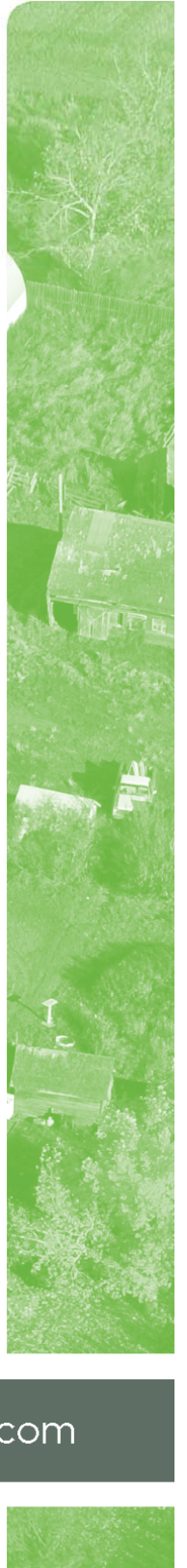
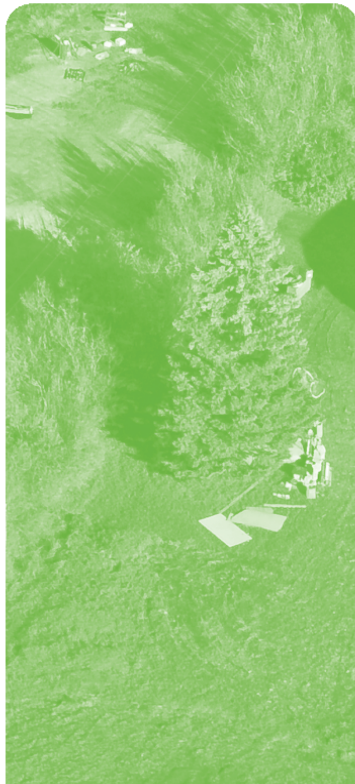
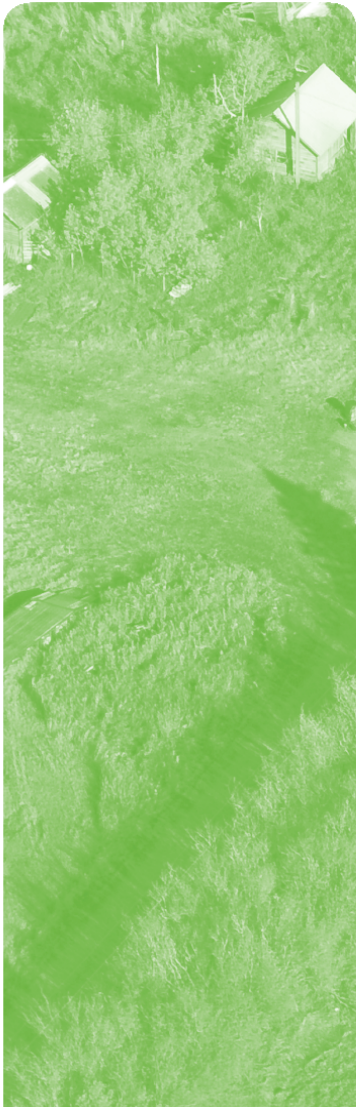
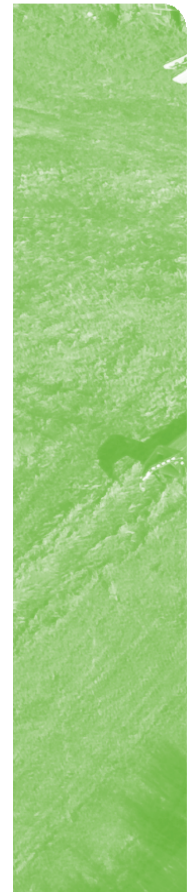
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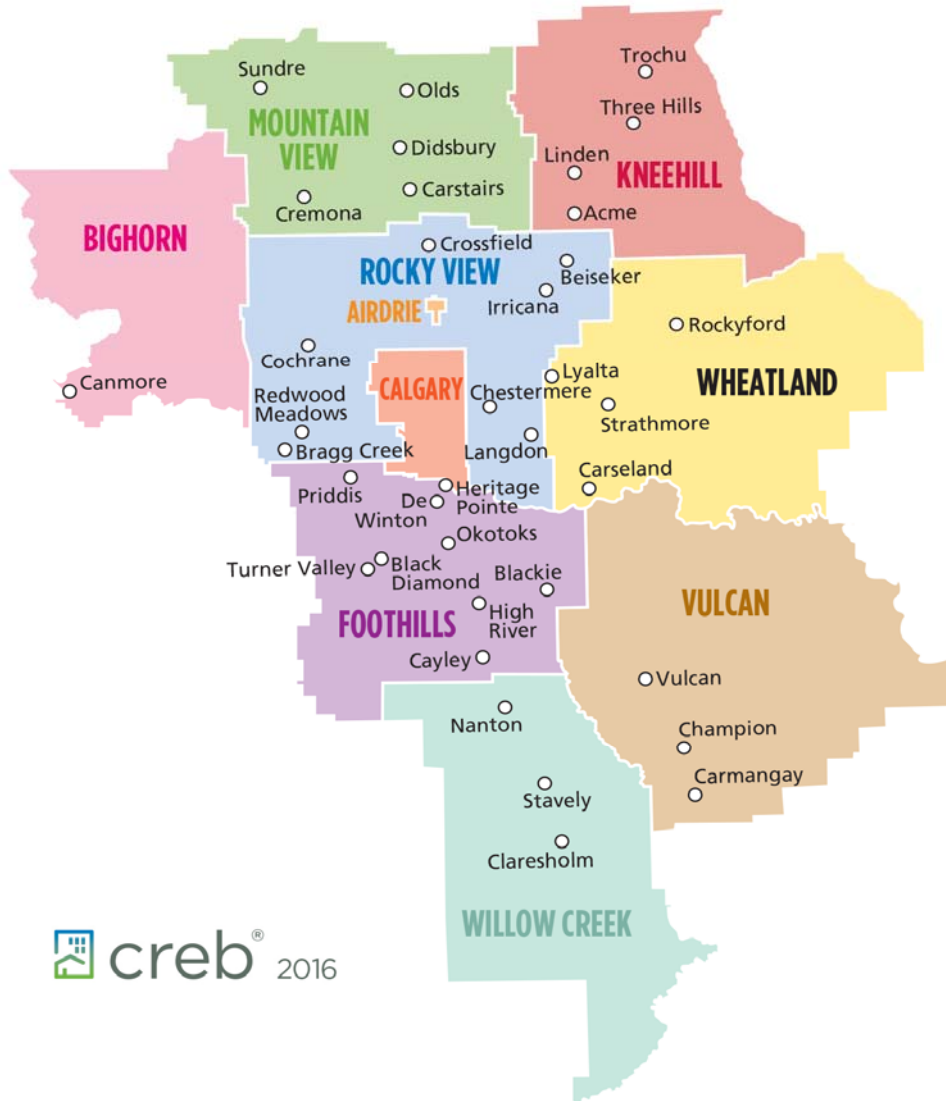
MONTHLY STATISTICS PACKAGE

Calgary Region

October 2016



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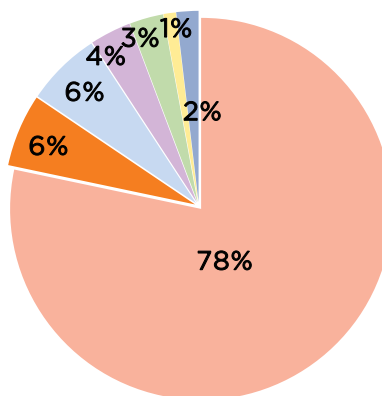
REGIONAL HIGHLIGHTS

November 2, 2016

- Airdrie sales activity improved in October across all product types. Meanwhile, the amount of new listings remained similar to last year, easing some of the pressure on overall inventory levels. The improvement in the supply relative to demand has eased some of the downward pressuring on prices.
- While year-to-date sales and new listings activity in Cochrane remains comparable to last year, elevated inventory levels and competition from the new home sector continue to impact pricing. The average detached benchmark price totaled \$420,200 this year, which represents a 3.6 per cent decline over the previous year.
- Overall detached sales activity in Okotoks remained higher than last year's levels, while new listings eased, helping reduce some of the inventory gains seen in the market. Despite some recent downward price pressures, overall detached benchmark prices have averaged \$437,500 this year, just below year-to-date averages recorded last year.

SHARE OF SALES October 2016

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



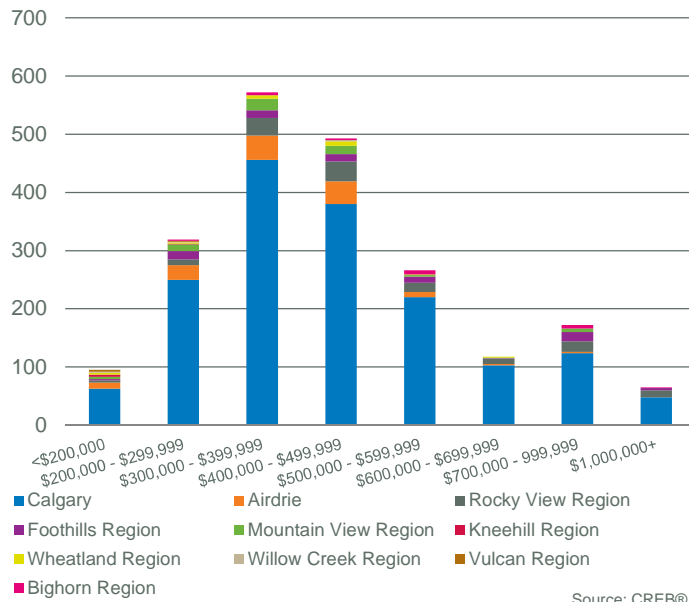
Source: CREB®

**CREB®'s analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index*

October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,644	2,364	69.54%	5,427	3.30	438,900	462,279	410,500	78%
Airdrie	129	183	70.49%	379	2.94	355,300	371,718	370,000	6%
Rocky View Region	133	234	56.84%	765	5.75	537,400	557,129	460,000	6%
Foothills Region	73	178	41.01%	558	7.64	386,000	529,513	433,000	3%
Mountain View Region	60	59	101.69%	330	5.50	313,800	390,805	362,500	3%
Kneehill Region	5	10	50.00%	69	13.80	-	190,900	179,000	0%
Wheatland Region	22	59	37.29%	174	7.91	205,700	369,711	397,500	1%
Willow Creek Region	5	16	31.25%	96	19.20	-	305,700	266,000	0%
Vulcan Region	5	10	50.00%	67	13.40	-	163,500	115,000	0%
Bighorn Region	24	34	70.59%	81	3.38	-	584,543	566,725	1%
CREB® Economic Region	2,100	3,147	66.73%	7,947	3.78	434,800	461,716	410,000	100%

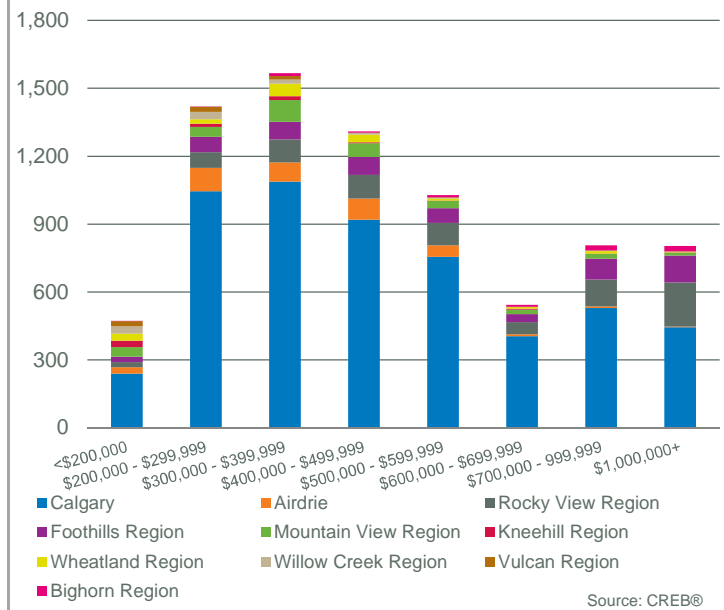
CREB® SALES BY PRICE RANGE

OCTOBER



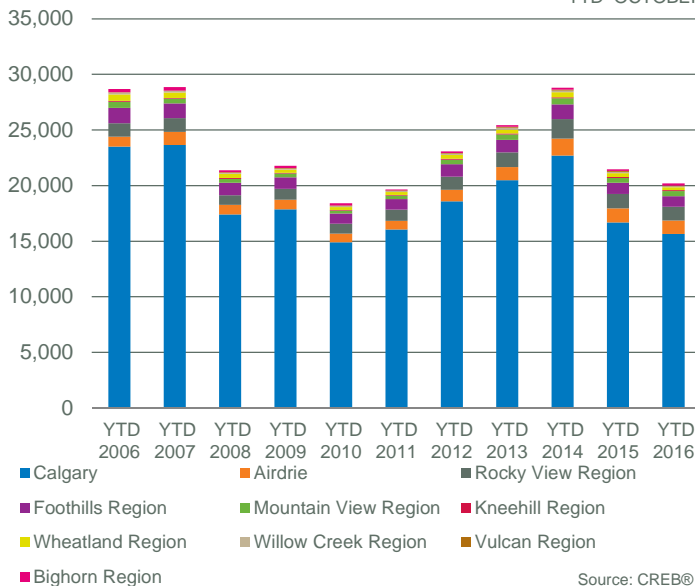
CREB® INVENTORY BY PRICE RANGE

OCTOBER



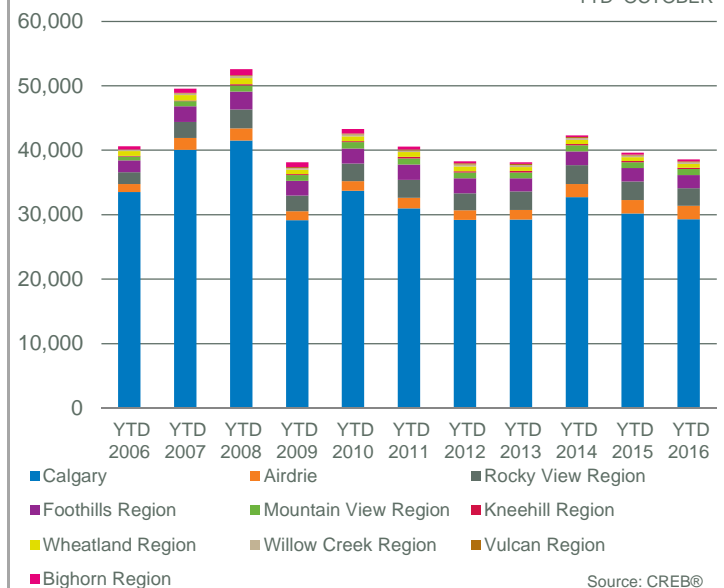
CREB® TOTAL SALES: YEAR-TO-DATE

YTD OCTOBER



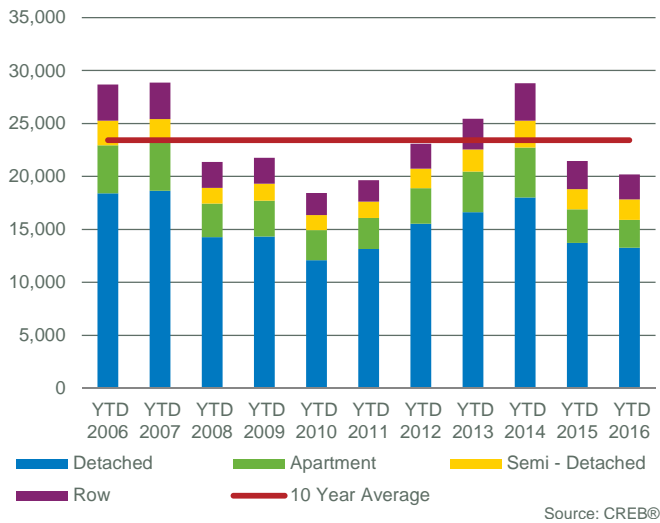
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



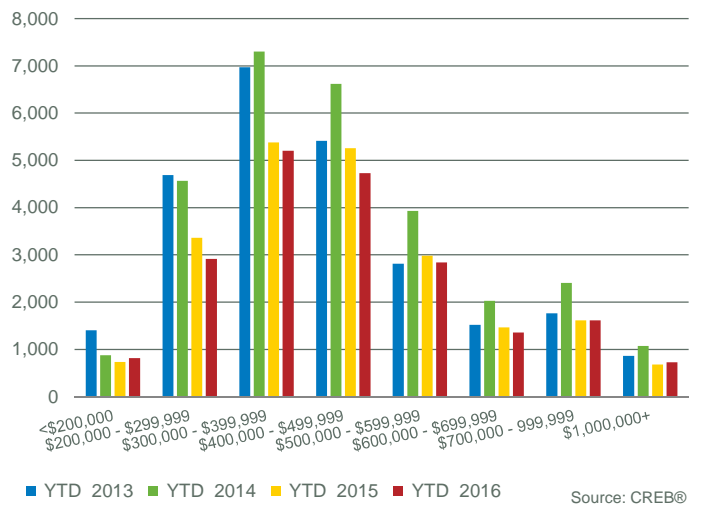
CREB® ECONOMIC REGION TOTAL SALES

YTD OCTOBER



CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

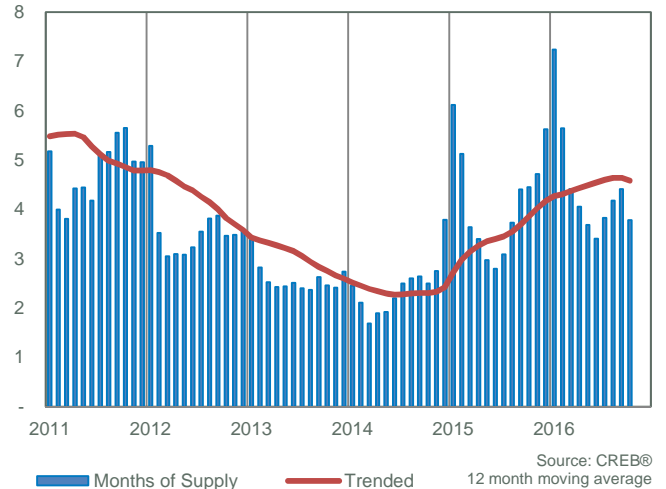
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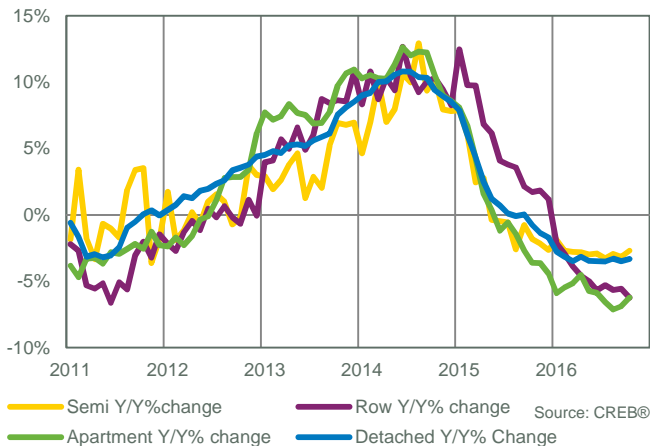
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

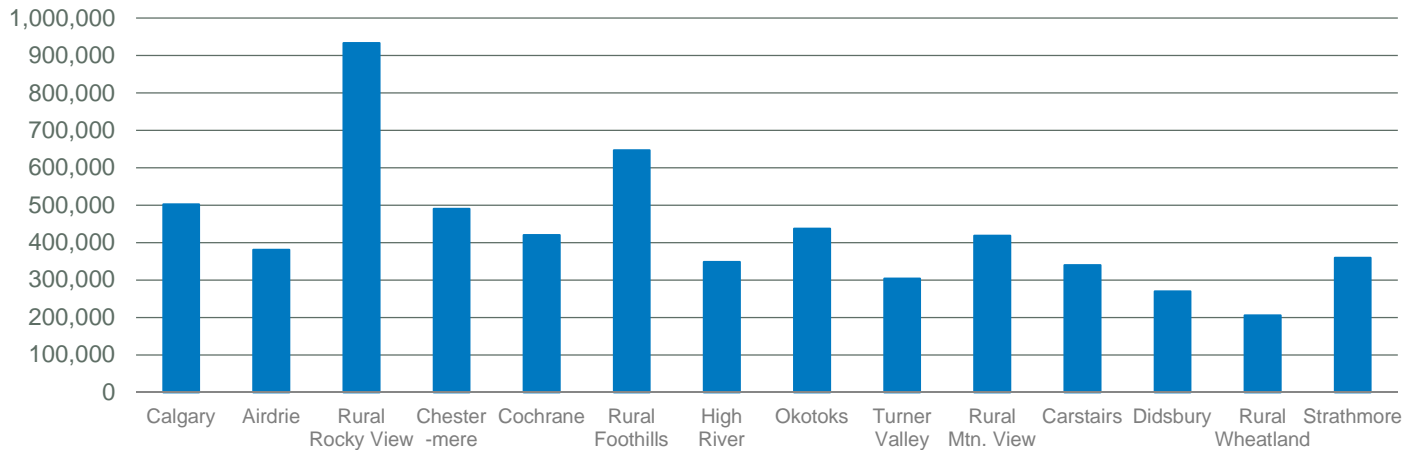


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

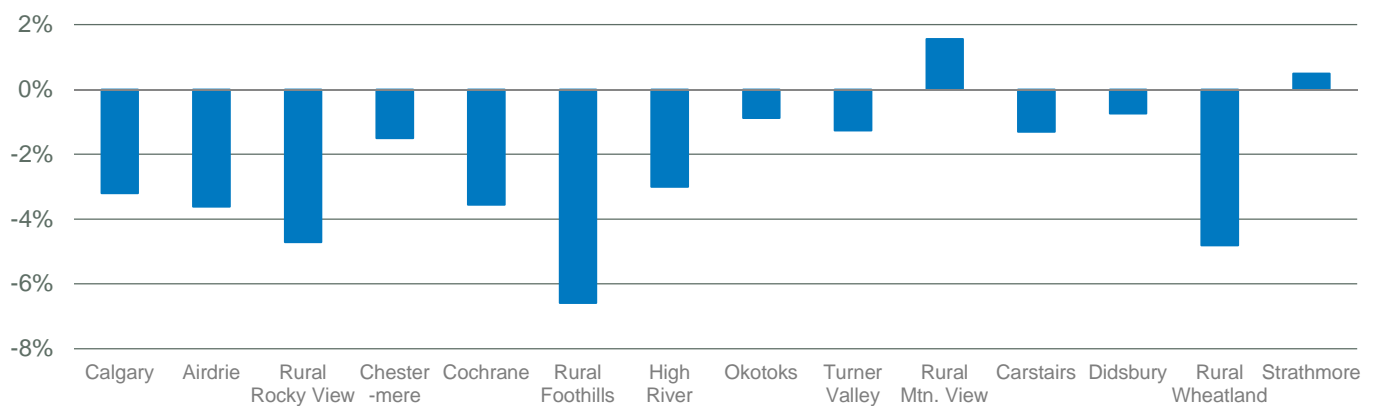
OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

OCTOBER



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

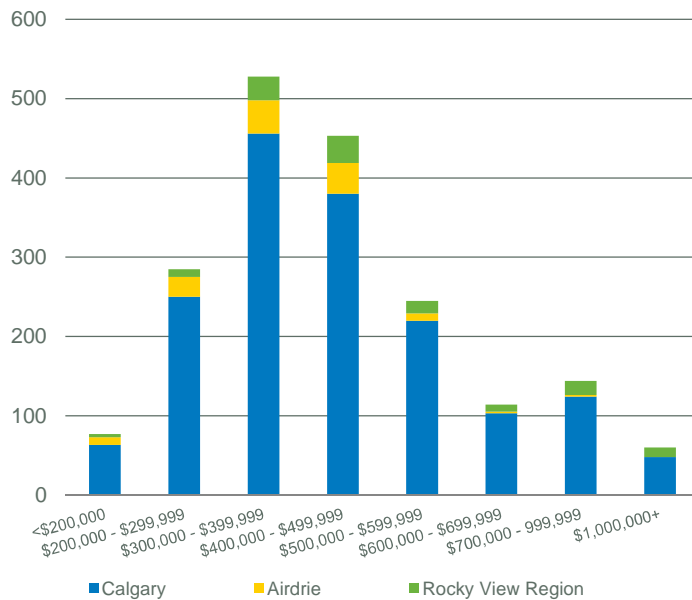
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	176,418	3	1987	2	0
High River	1,287	5,629	3	1985	2	0
Okotoks	1,454	5,038	3	1997	2	1
Turner Valley	1,215	6,335	3	1981	2	0
Rural Mountain View	1,256	7,393	3	1980	2	0
Carstairs	1,266	6,668	3	1987	2	0
Didsbury	1,189	6,384	3	1978	2	0
Rural Wheatland	1,206	11,335	3	1970	2	0
Strathmore	1,255	5,606	3	1996	2	0

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October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,644	2,364	69.54%	5,427	3.30	438,900	462,279	410,500	86%
Airdrie	129	183	70.49%	379	2.94	355,300	371,718	370,000	7%
Rocky View Region	133	234	56.84%	765	5.75	537,400	557,129	460,000	7%
Calgary CMA	1,906	2,781	68.54%	6,571	3.45	438,700	462,769	410,000	100%

CALGARY CMA SALES BY PRICE RANGE

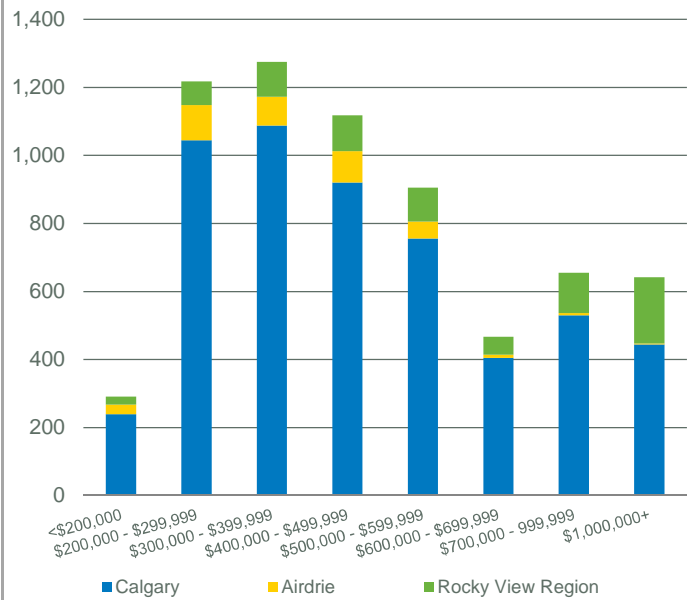
OCTOBER



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

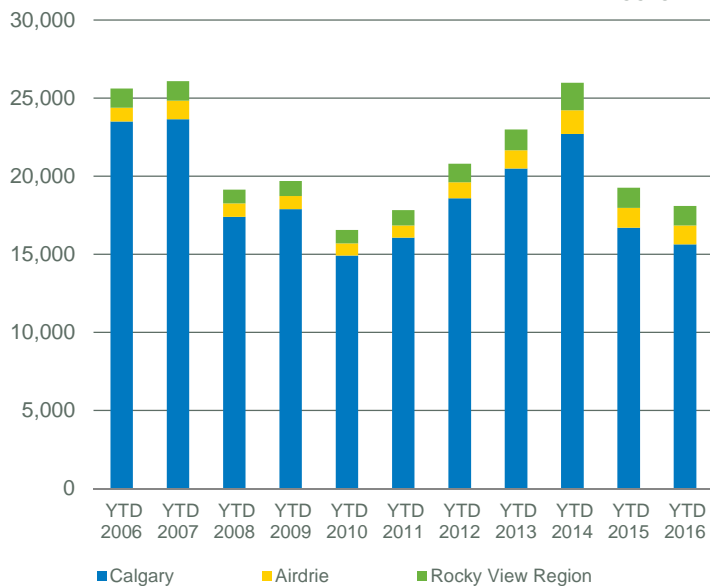
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

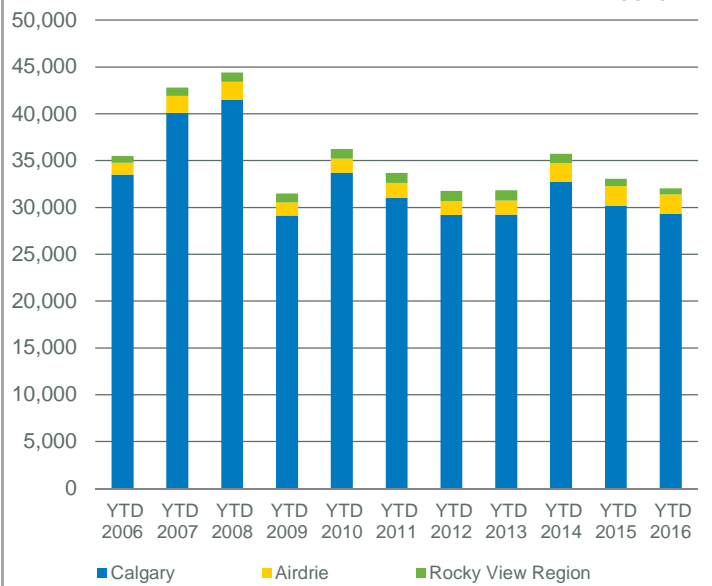
YTD OCTOBER



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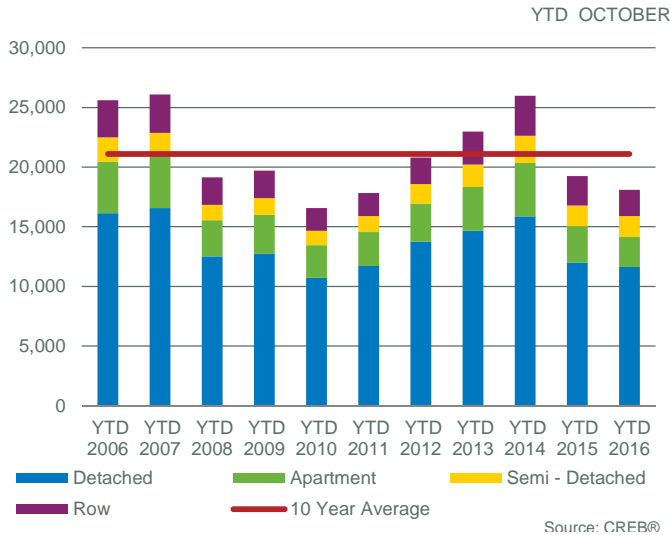
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

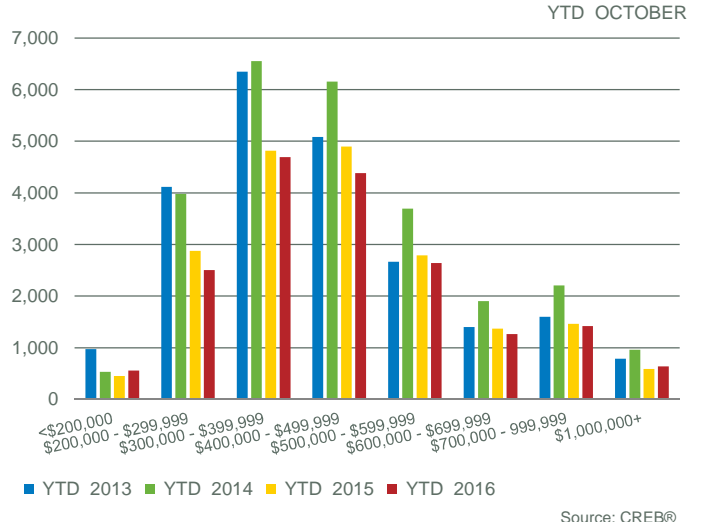


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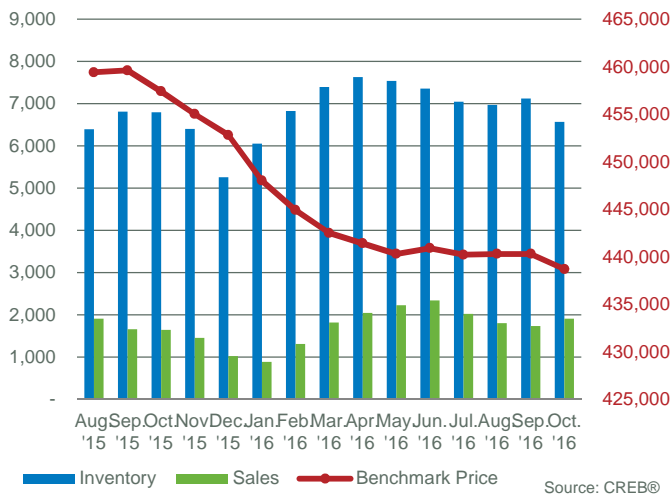
CALGARY CMA TOTAL SALES



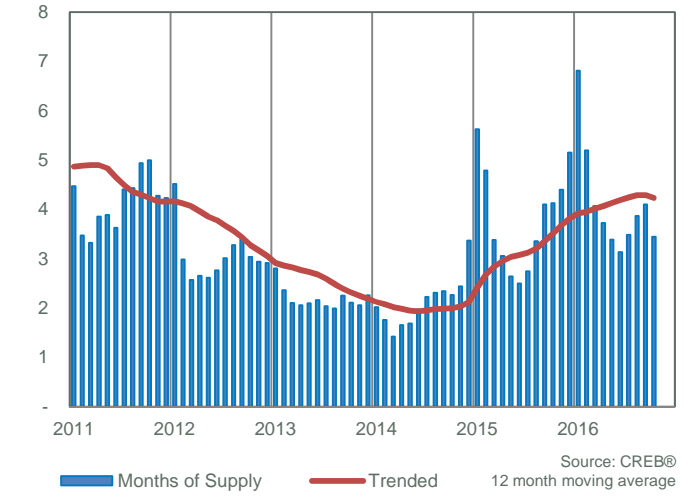
CALGARY CMA TOTAL SALES BY PRICE RANGE



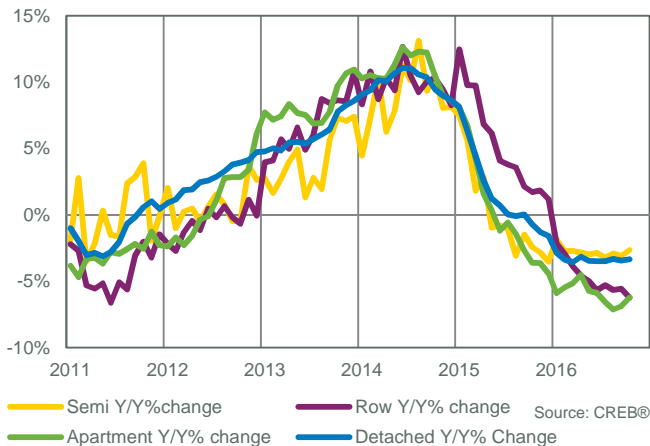
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



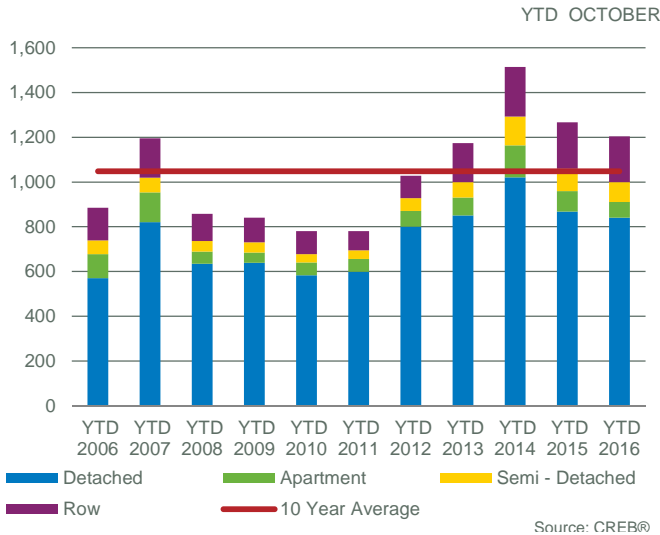
CALGARY CMA PRICE CHANGE



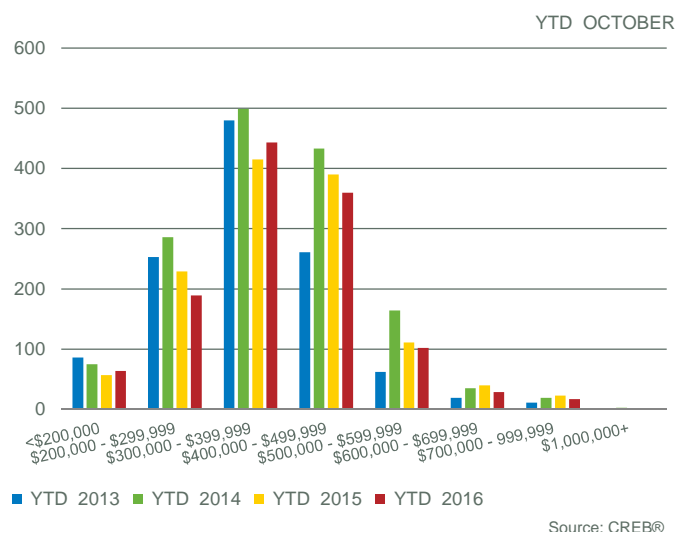
CALGARY CMA PRICES



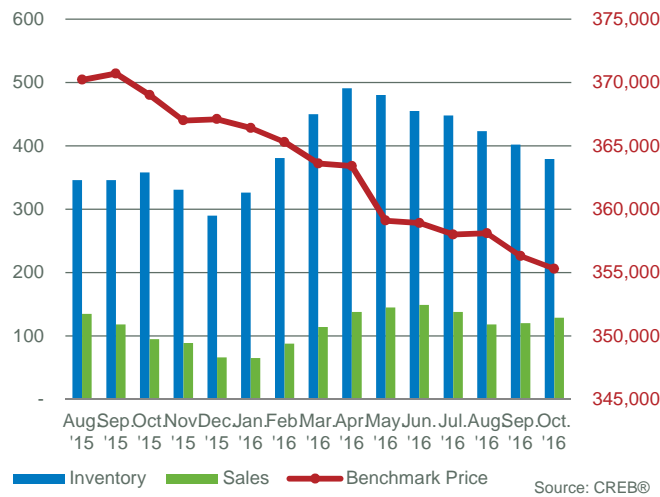
AIRDRIE TOTAL SALES



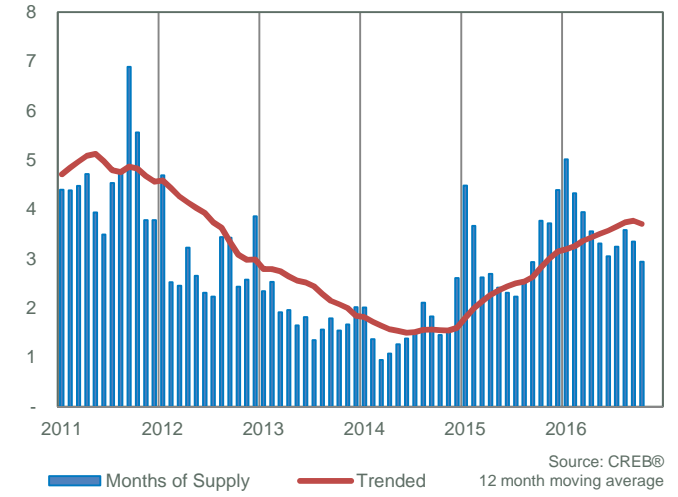
AIRDRIE TOTAL SALES BY PRICE RANGE



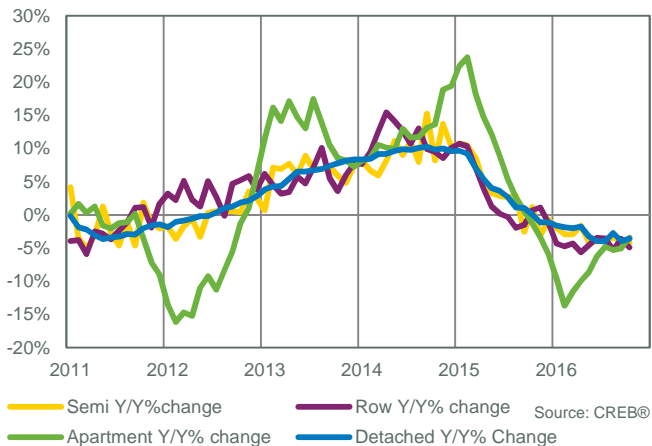
AIRDRIE INVENTORY AND SALES



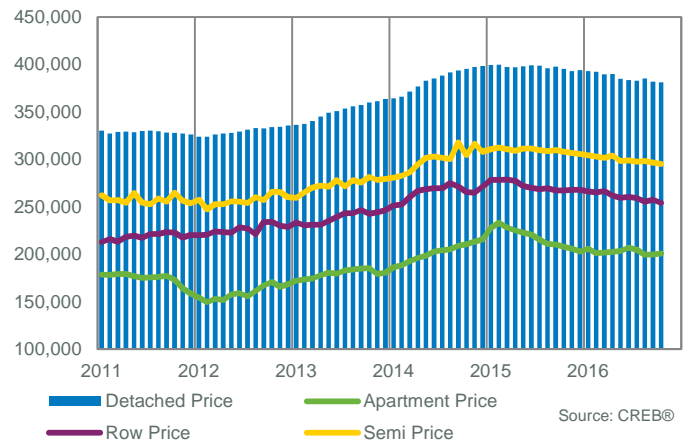
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



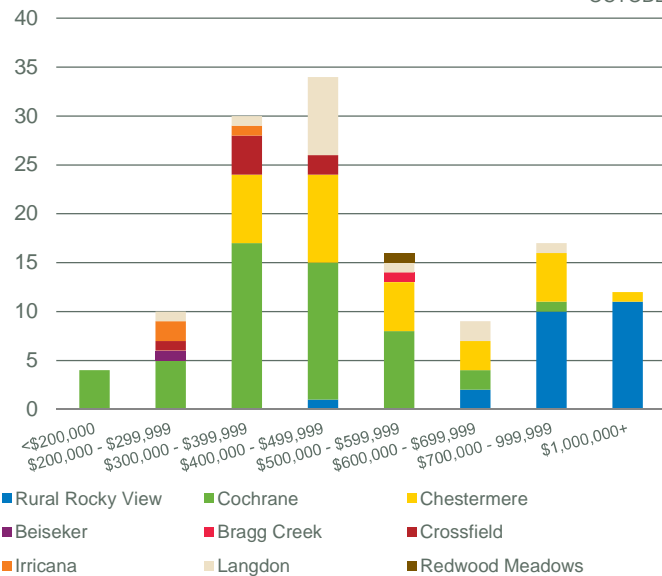
AIRDRIE PRICES



October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	133	234	56.84%	765	5.75	537,400	557,129	460,000	100%
Rural Rocky View	24	48	50.00%	247	10.29	934,400	1,042,667	912,500	18%
Beiseker	1	3	33.33%	8	8.00	-	265,000	265,000	1%
Bragg Creek	1	2	50.00%	8	8.00	-	508,000	508,000	1%
Chestermere	30	47	63.83%	147	4.90	479,600	543,363	496,750	23%
Cochrane	51	101	50.50%	267	5.24	420,700	402,399	390,000	38%
Crossfield	7	15	46.67%	35	5.00	-	377,874	372,117	5%
Irricana	3	2	150.00%	11	3.67	-	260,000	260,000	2%
Langdon	14	10	140.00%	23	1.64	-	474,848	457,500	11%
Redwood Meadows	1	3	33.33%	11	11.00	-	535,000	535,000	1%
Other	1	3	33.33%	8	8.00	-	870,000	870,000	1%

SALES BY PRICE RANGE

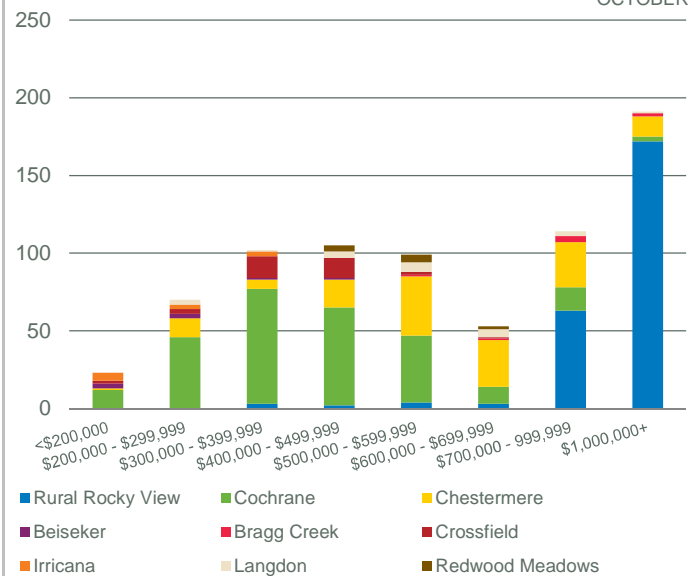
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

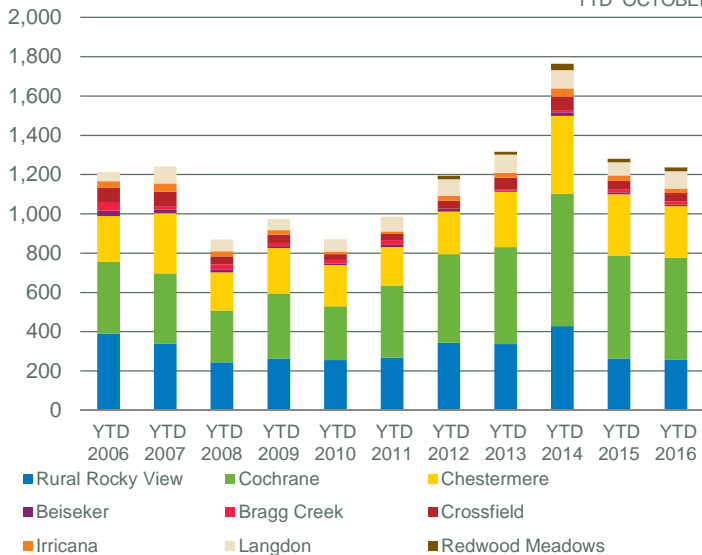
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

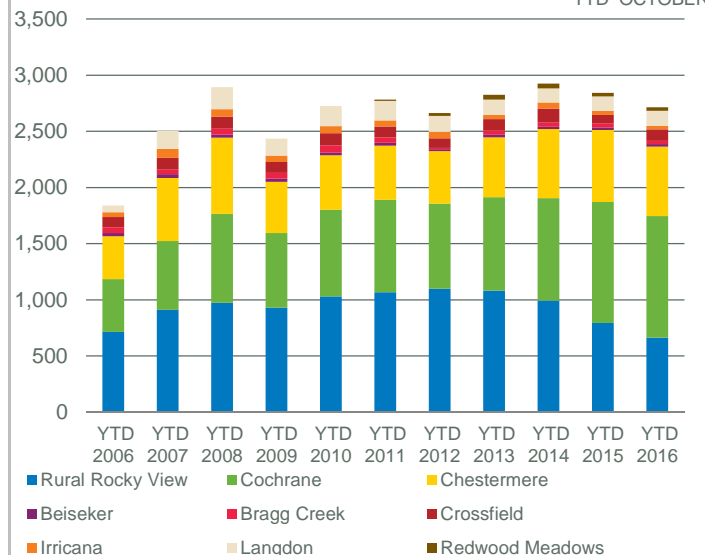
YTD OCTOBER



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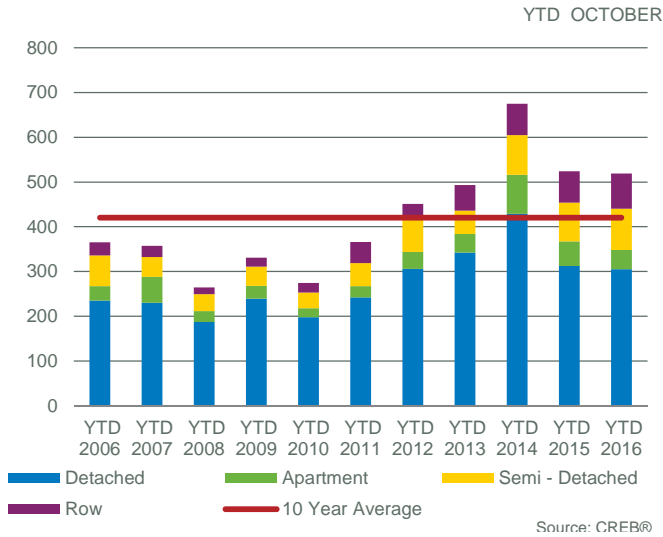
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

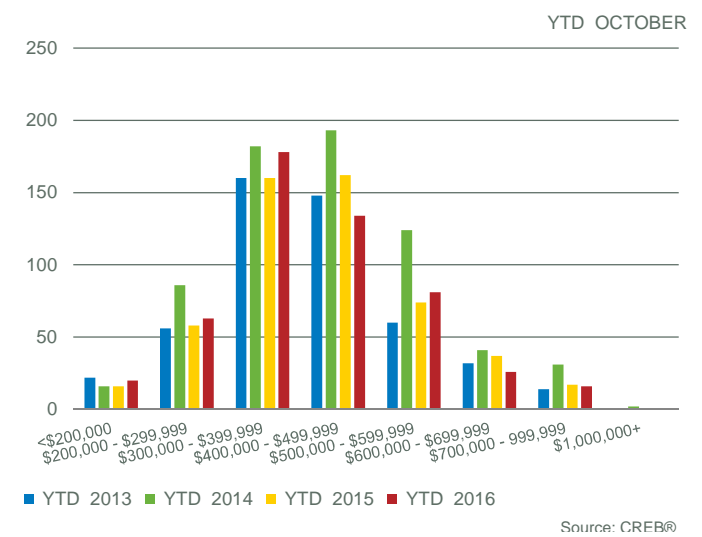


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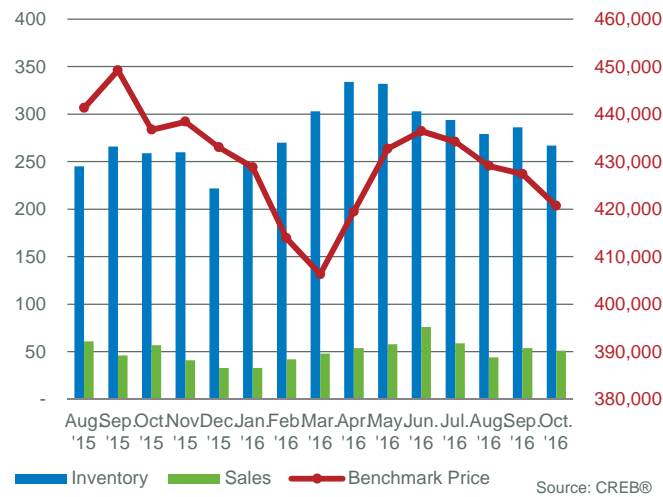
COCHRANE TOTAL SALES



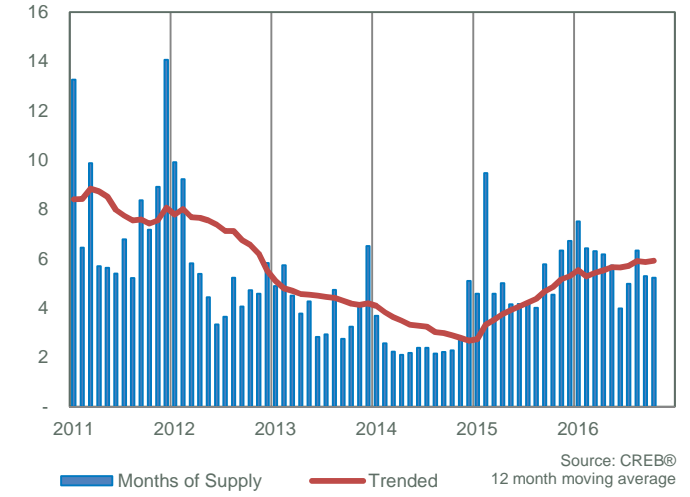
COCHRANE TOTAL SALES BY PRICE RANGE



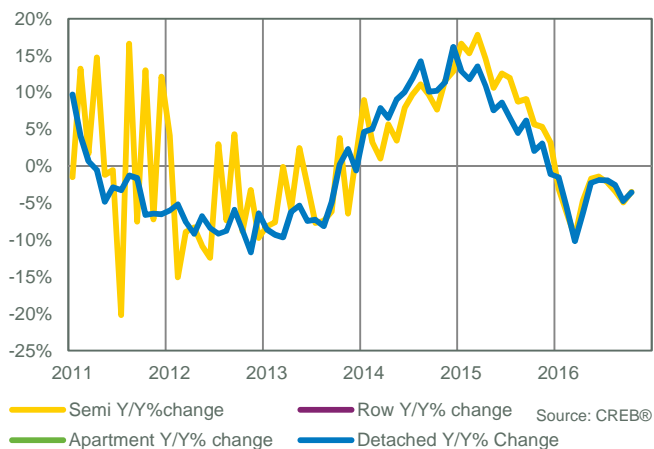
COCHRANE INVENTORY AND SALES



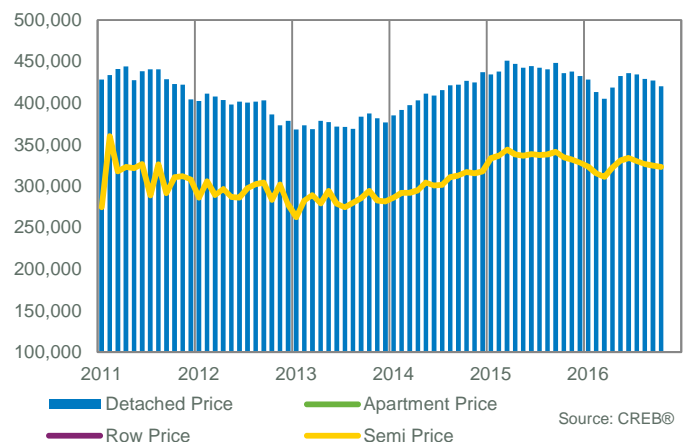
COCHRANE MONTHS OF INVENTORY



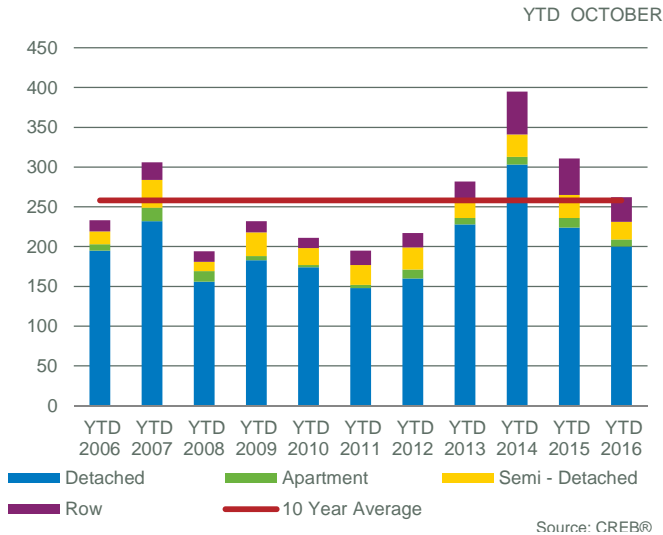
COCHRANE PRICE CHANGE



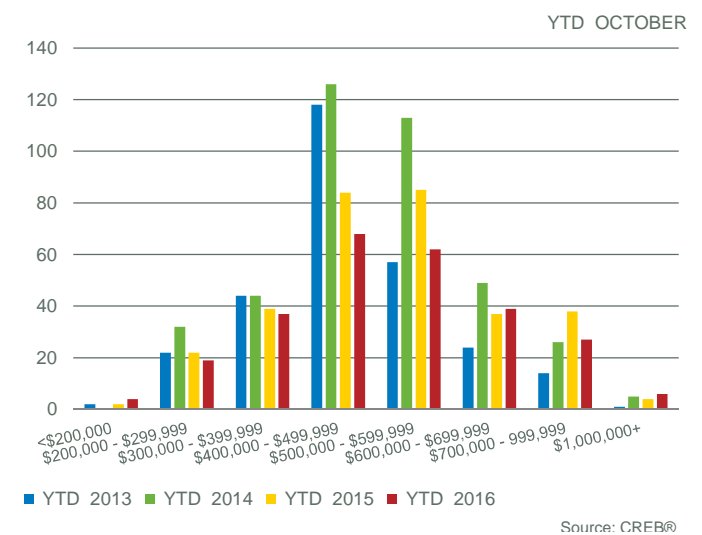
COCHRANE PRICES



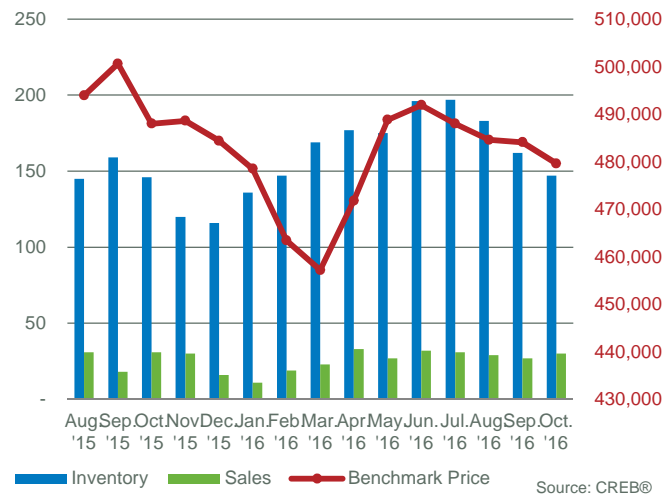
CHESTERMERE TOTAL SALES



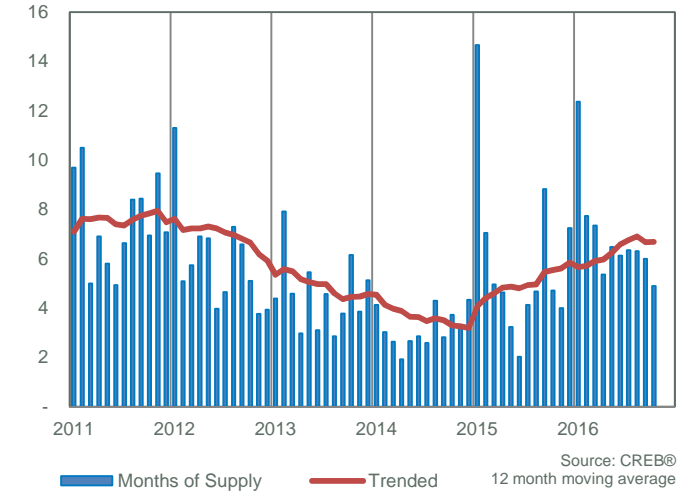
CHESTERMERE TOTAL SALES BY PRICE RANGE



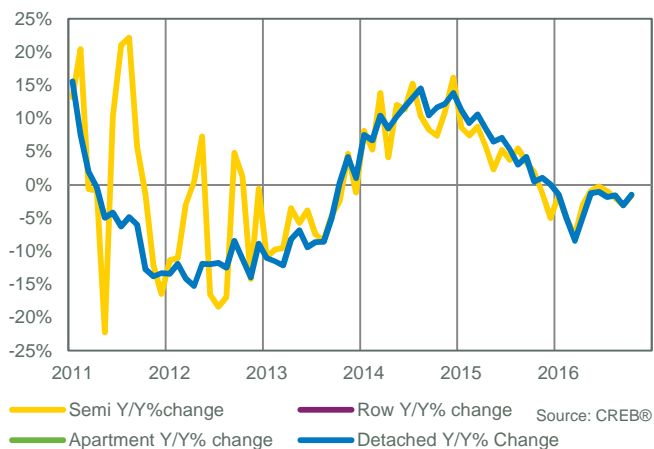
CHESTERMERE INVENTORY AND SALES



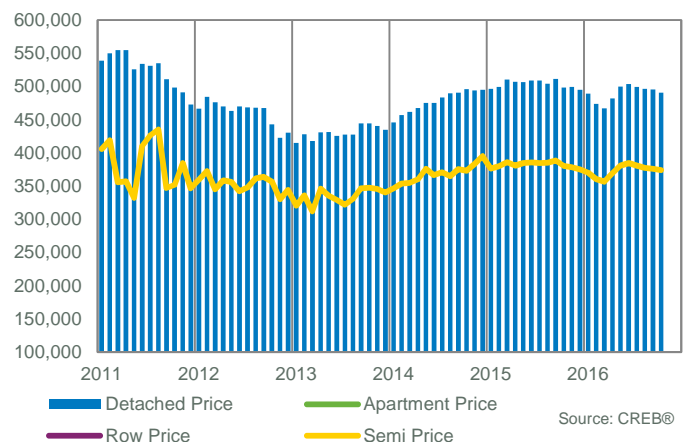
CHESTERMERE MONTHS OF INVENTORY



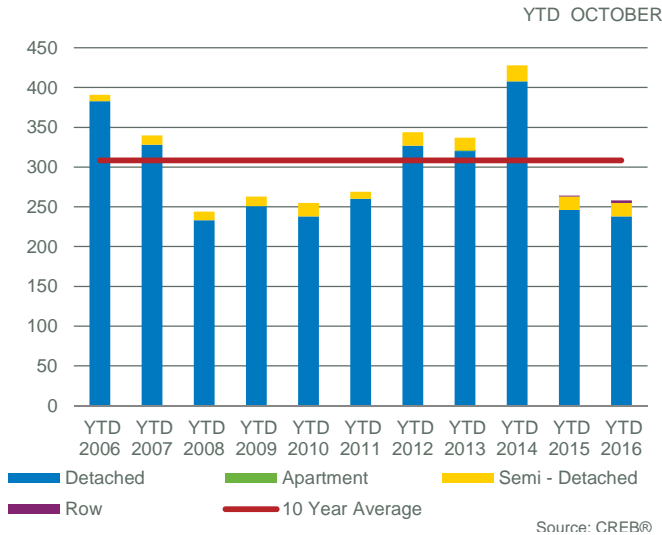
CHESTERMERE PRICE CHANGE



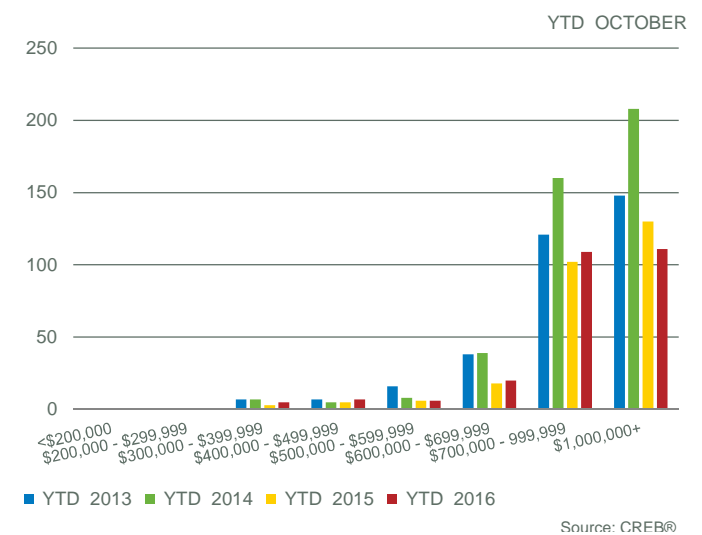
CHESTERMERE PRICES



RURAL ROCKY VIEW TOTAL SALES



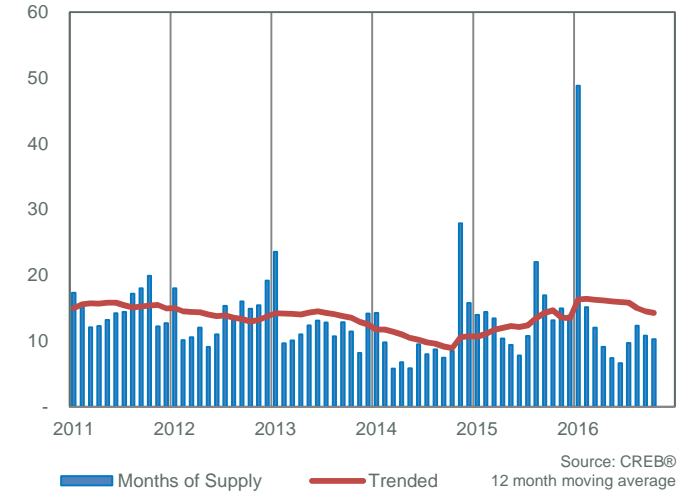
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



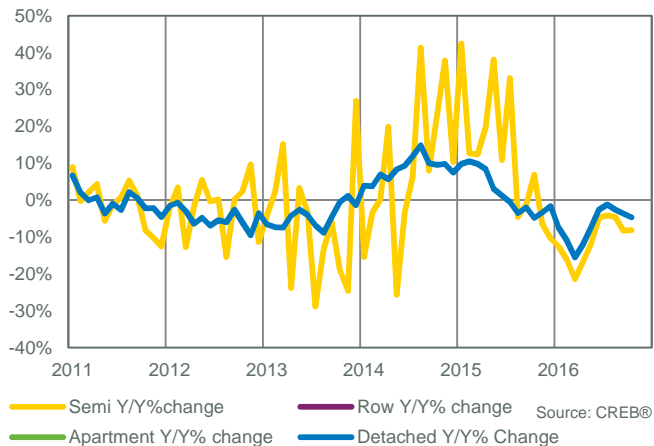
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



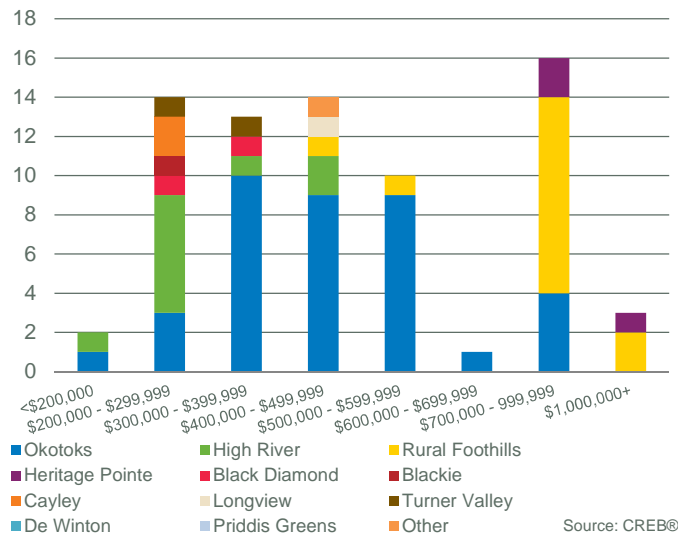
RURAL ROCKY VIEW PRICES



October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	73	178	41.01%	674	9.23	386,000	529,513	433,000	100%
Rural Foothills	14	29	48.28%	148	10.57	648,900	911,392	830,000	19%
Black Diamond	2	10	20.00%	20	10.00	-	326,250	326,250	3%
Blackie	1	0	-	4	4.00	-	293,000	293,000	1%
Cayley	2	1	200.00%	2	1.00	-	247,000	247,000	3%
De Winton	0	2	0.00%	5	-	-	-	-	0%
Heritate Pointe	3	14	21.43%	37	12.33	-	844,333	750,000	4%
High River	10	43	23.26%	125	12.50	330,900	298,500	271,750	14%
Okotoks	37	67	55.22%	177	4.78	430,200	450,295	425,000	50%
Turner Valley	2	8	25.00%	18	9.00	292,800	301,250	301,250	3%
Priddis Greens	1	1	100.00%	8	8.00	-	1,199,050	1,199,050	1%
Longview	1	0	-	4	4.00	-	475,000	475,000	1%
Other	1	3	33.33%	14	14.00	-	475,000	475,000	1%

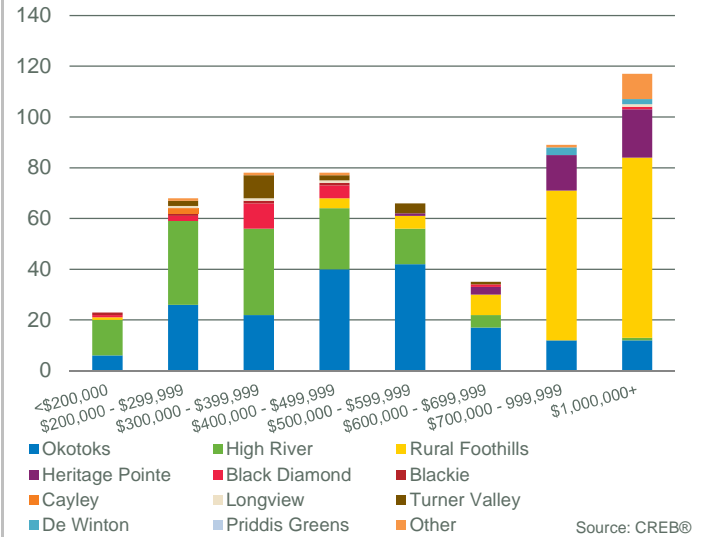
SALES BY PRICE RANGE

OCTOBER



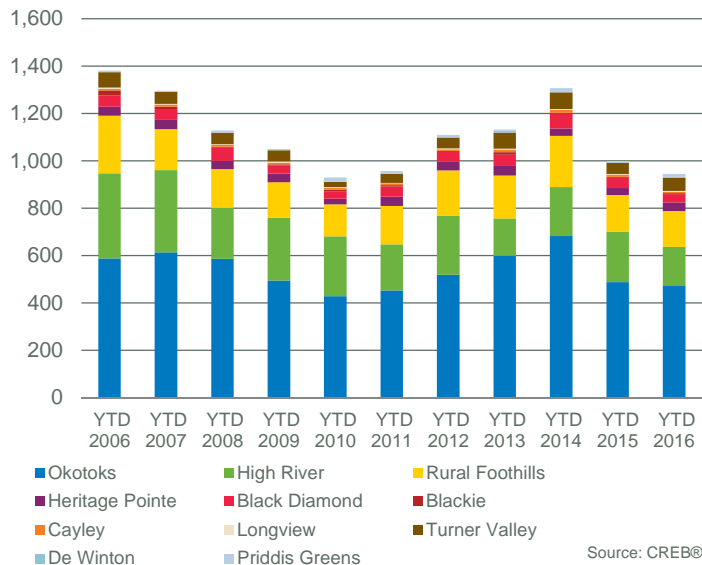
INVENTORY BY PRICE RANGE

OCTOBER



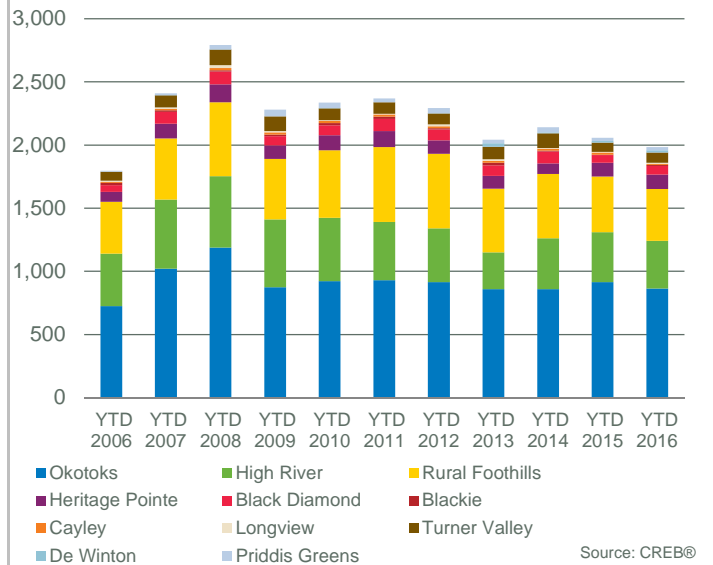
FOOTHILLS SALES: YEAR-TO-DATE

YTD OCTOBER

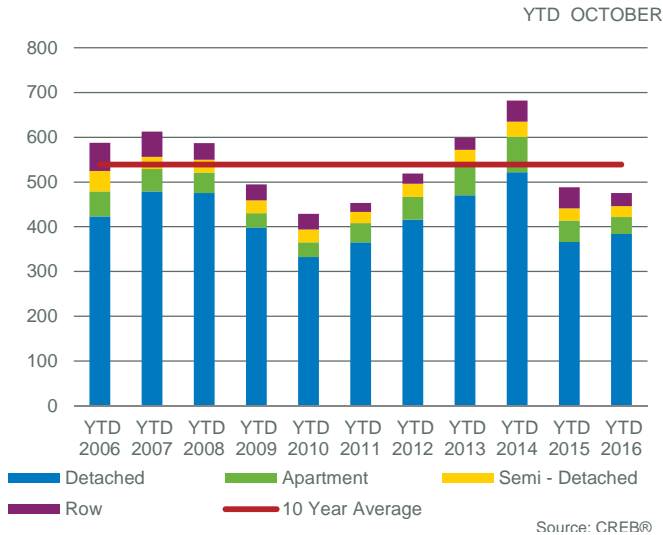


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

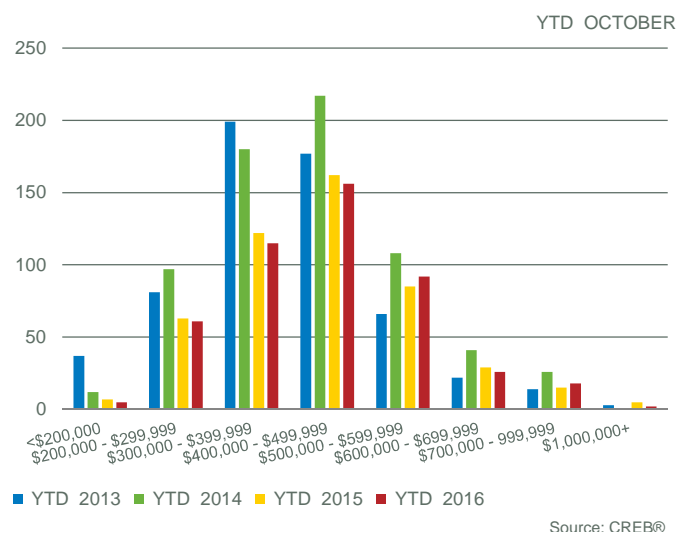
YTD OCTOBER



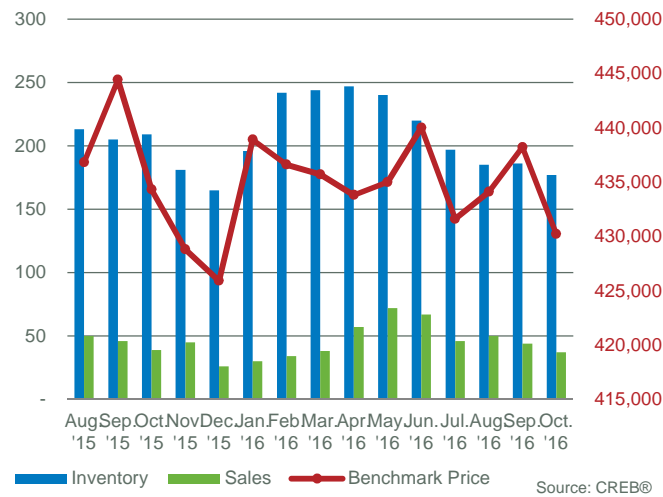
OKOTOKS TOTAL SALES



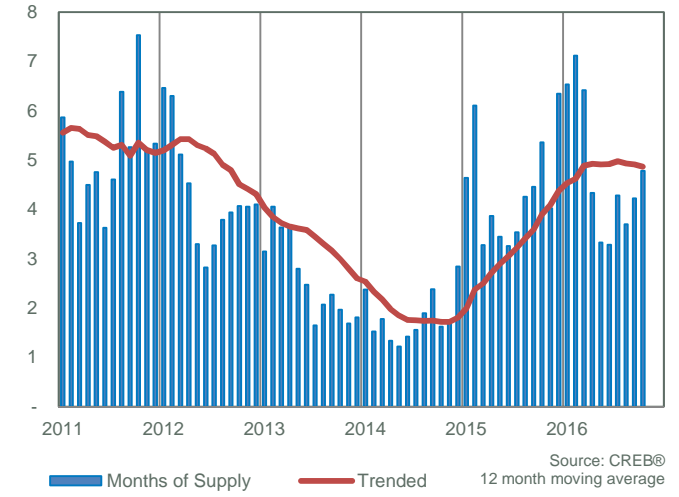
OKOTOKS TOTAL SALES BY PRICE RANGE



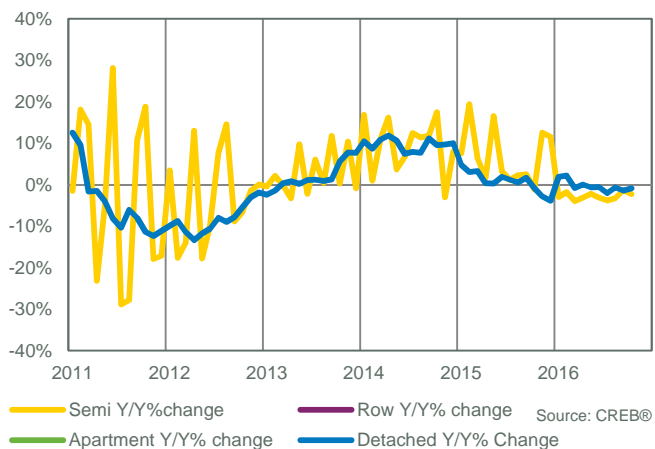
OKOTOKS INVENTORY AND SALES



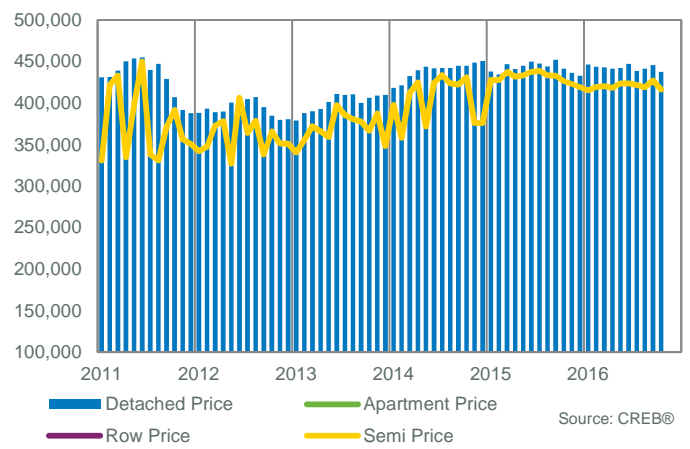
OKOTOKS MONTHS OF INVENTORY



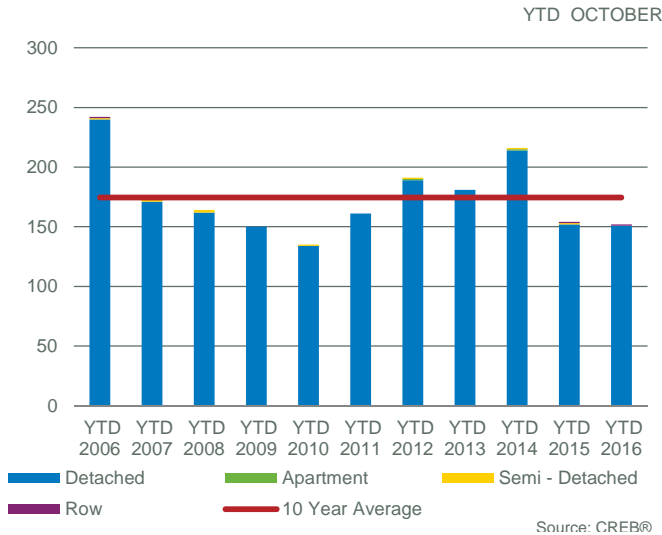
OKOTOKS PRICE CHANGE



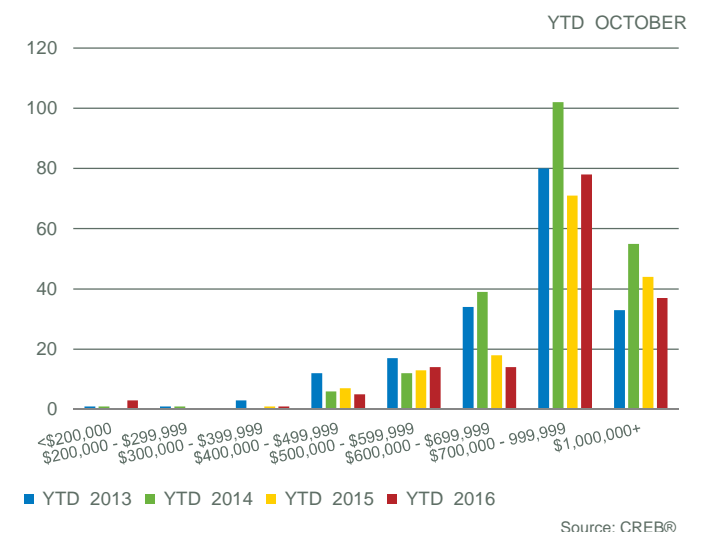
OKOTOKS PRICES



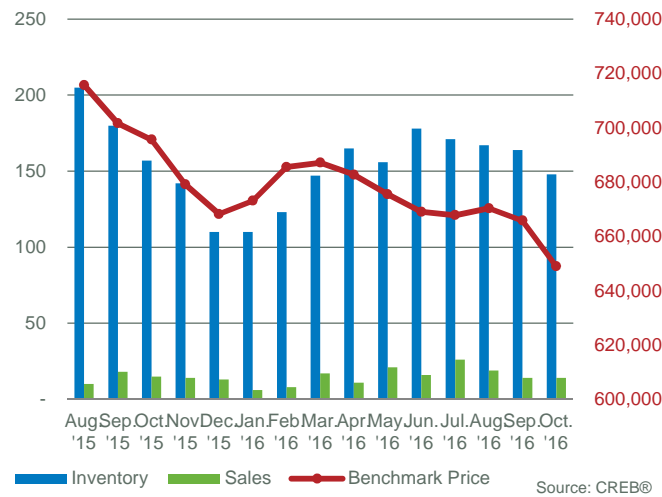
RURAL FoothILLS TOTAL SALES



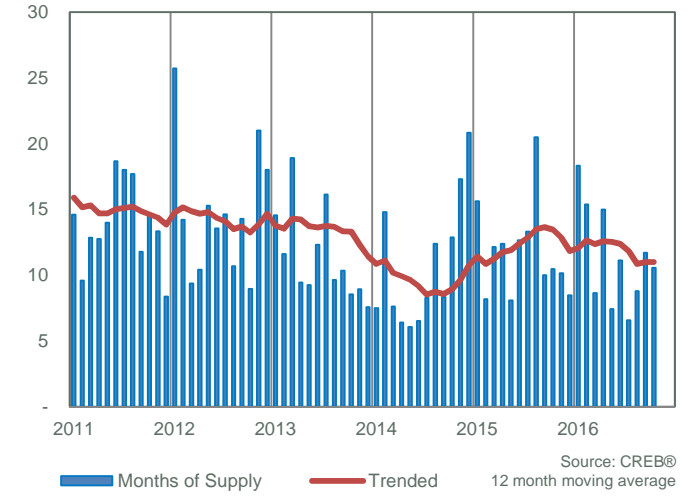
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



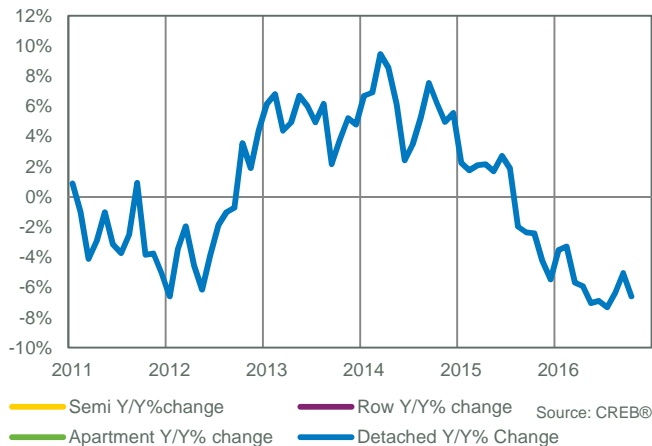
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

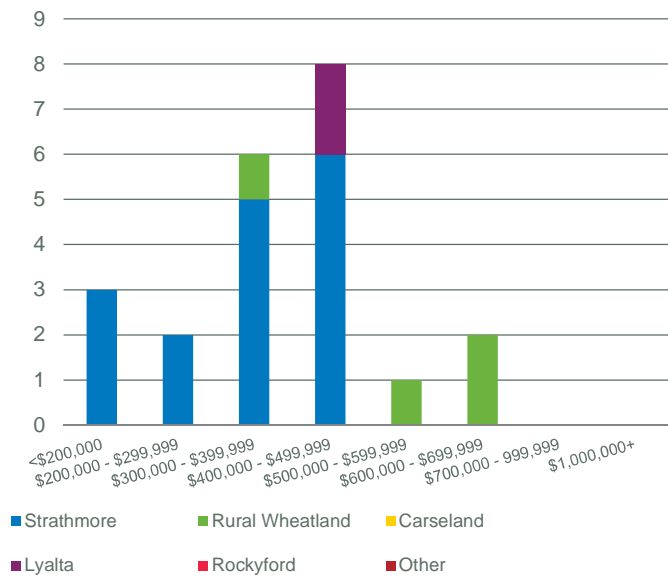


October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	22	59	37.29%	174	7.91	205,700	369,711	397,500	100%
Rural Wheatland*	4	6	66.67%	27	6.75	205,700	520,500	570,000	18%
Carseland*	0	2	0.00%	3	-	-	-	-	0%
Lyalta*	2	1	200.00%	11	5.50	-	435,000	435,000	9%
Rockyford*	0	1	0.00%	3	-	-	-	-	0%
Strathmore	16	48	33.33%	110	6.88	358,200	323,853	341,250	73%
Gleichen	0	0	-	5	-	-	-	-	0%
Other*	0	1	0.00%	20	-	-	-	-	0%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

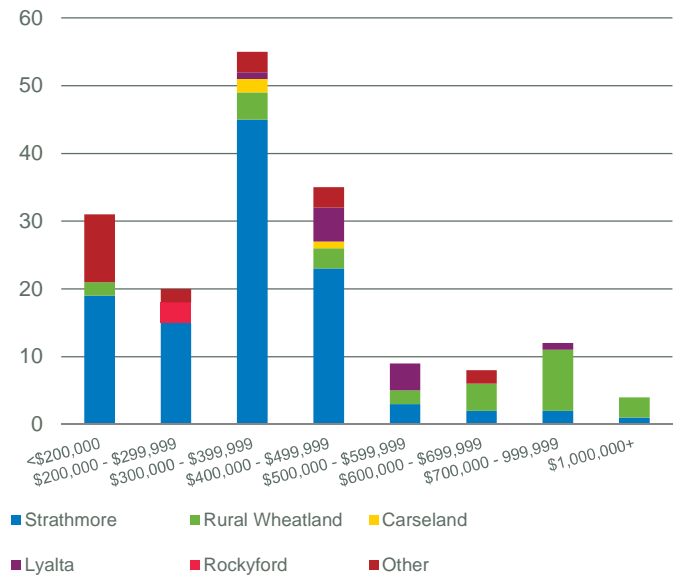
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

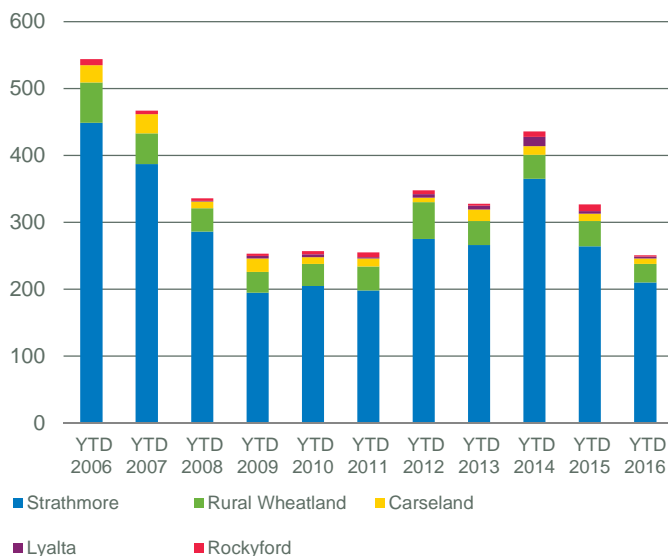
OCTOBER



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

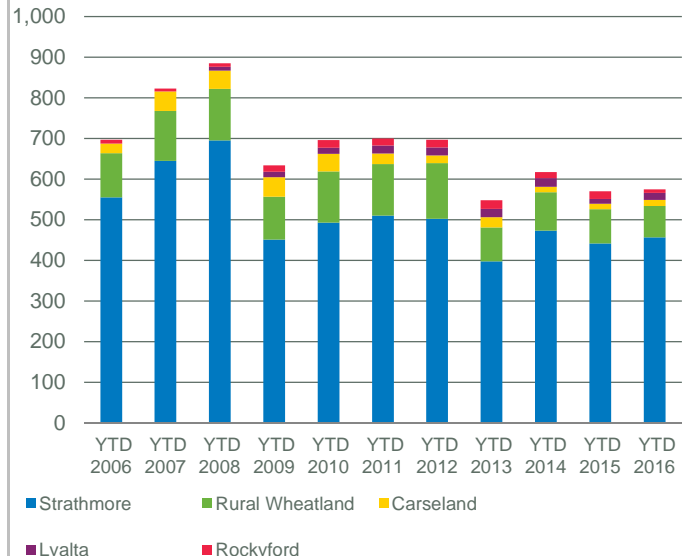
YTD OCTOBER



Source: CREB®

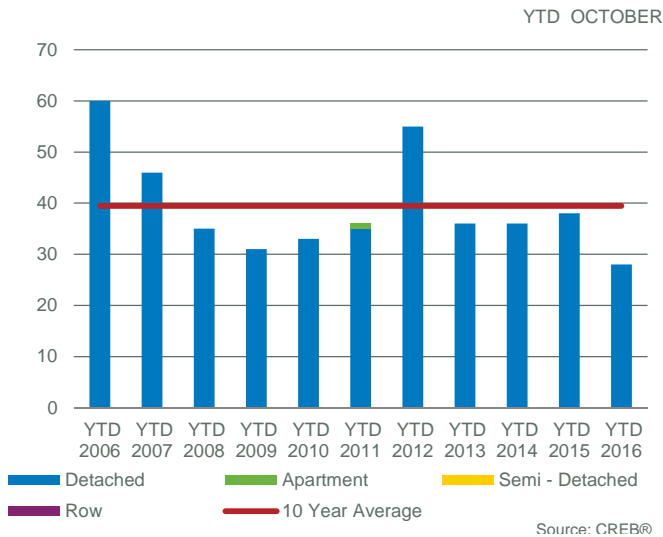
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

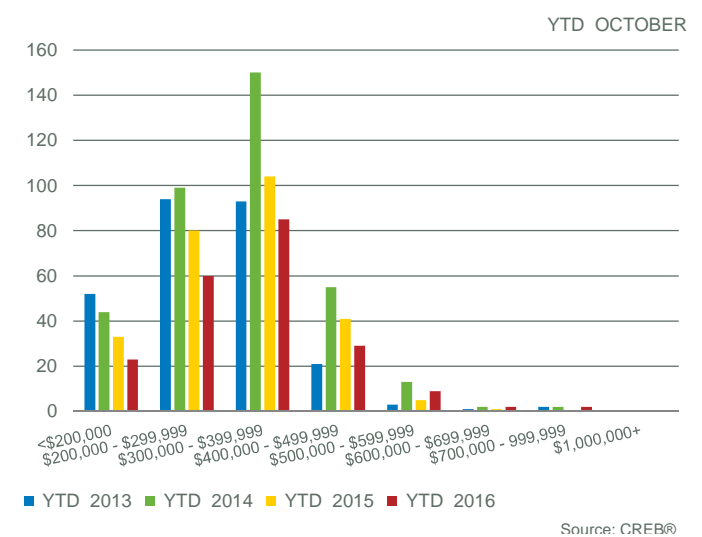


Source: CREB®

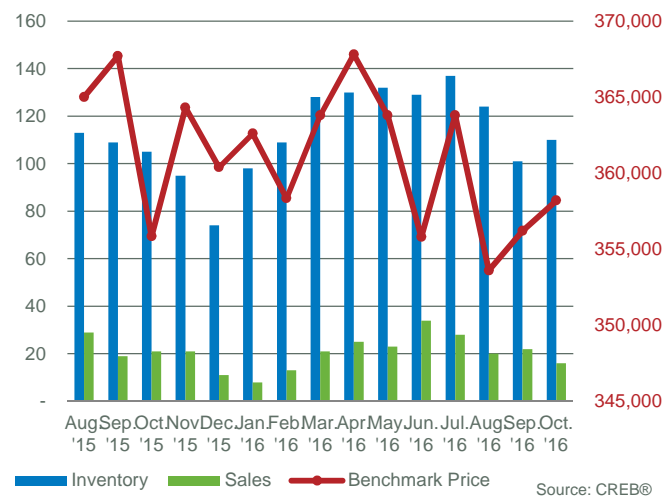
STRATHMORE TOTAL SALES



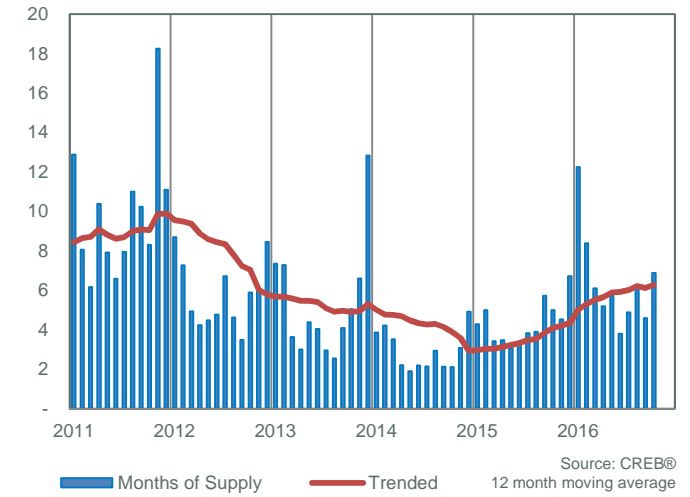
STRATHMORE TOTAL SALES BY PRICE RANGE



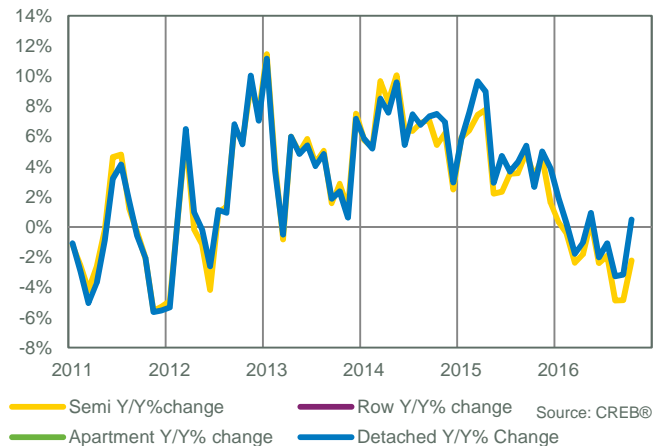
STRATHMORE INVENTORY AND SALES



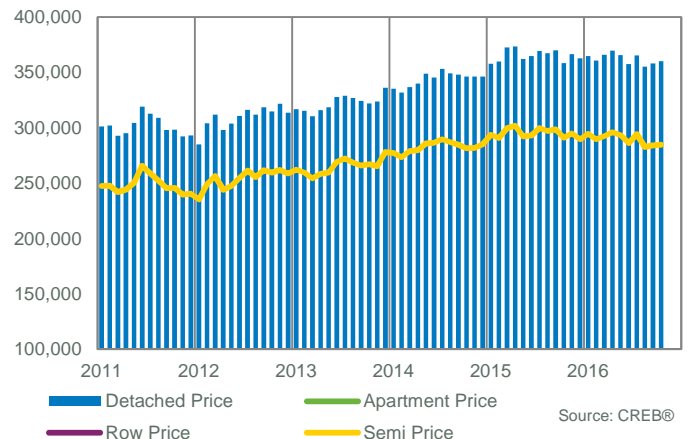
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

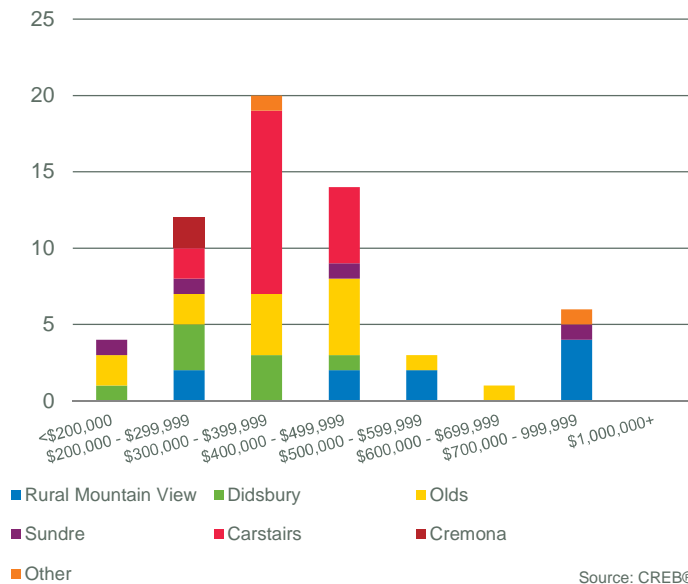


October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	60	59	101.69%	330	5.50	313,800	390,805	362,500	100%
Rural Mountain View*	10	15	66.67%	116	11.60	420,700	571,240	532,450	17%
Carstairs	19	13	146.15%	54	2.84	339,800	361,471	368,000	32%
Cremona	2	4	50.00%	5	2.50	-	261,500	261,500	3%
Didsbury	8	11	72.73%	33	4.13	268,600	277,813	283,750	13%
Olds*	15	12	125.00%	82	5.47	311,200	365,862	365,000	25%
Sundre*	4	4	100.00%	35	8.75	290,400	388,125	335,000	7%
Other*	2	0	-	5	2.50	-	541,000	541,000	3%

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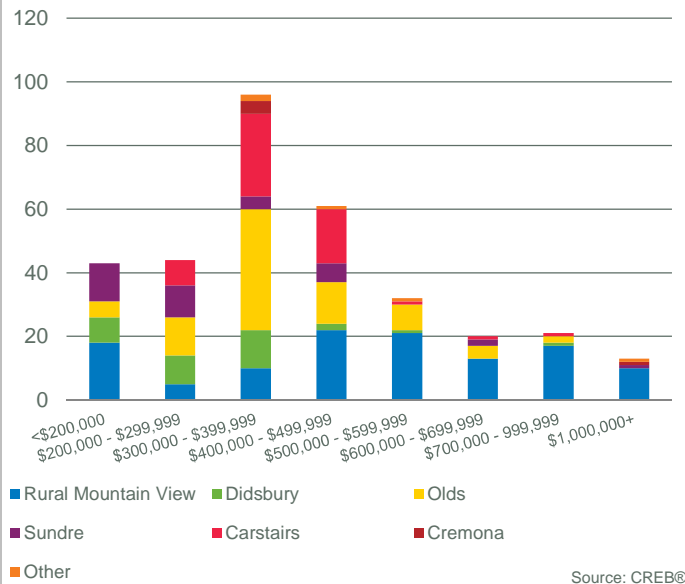
SALES BY PRICE RANGE

OCTOBER



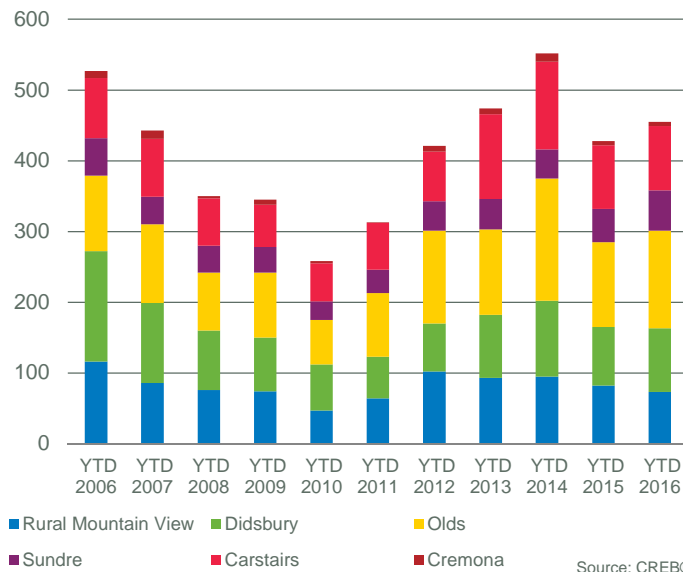
INVENTORY BY PRICE RANGE

OCTOBER



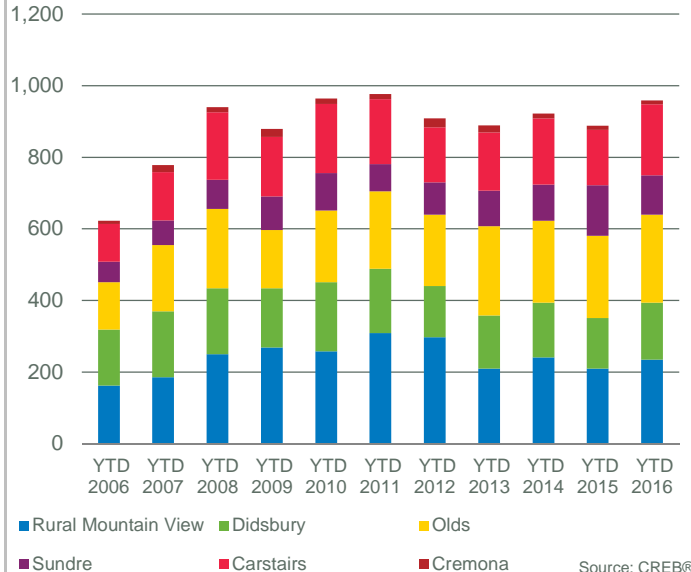
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD OCTOBER



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

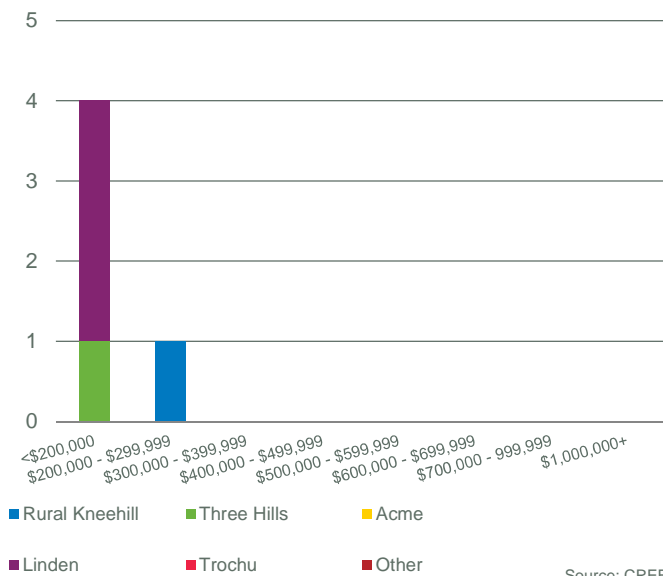


October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	5	10	50.00%	69	13.80	-	190,900	179,000	100%
Rural Kneehill*	1	0	-	11	11.00	-	272,000	272,000	20%
Acme*	0	2	0.00%	10	-	-	-	-	0%
Linden*	3	0	-	0	0.00	-	163,000	160,000	60%
Three Hills*	1	7	14.29%	26	26.00	-	193,500	193,500	20%
Torrington*	0	0	-	3	-	-	-	-	0%
Trochu*	0	0	-	15	-	-	-	-	0%
Other*	0	1	0.00%	7	-	-	-	-	0%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

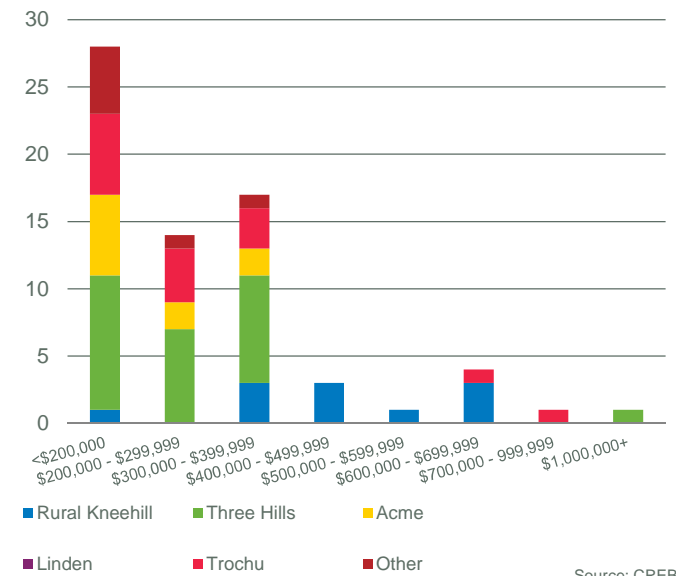
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

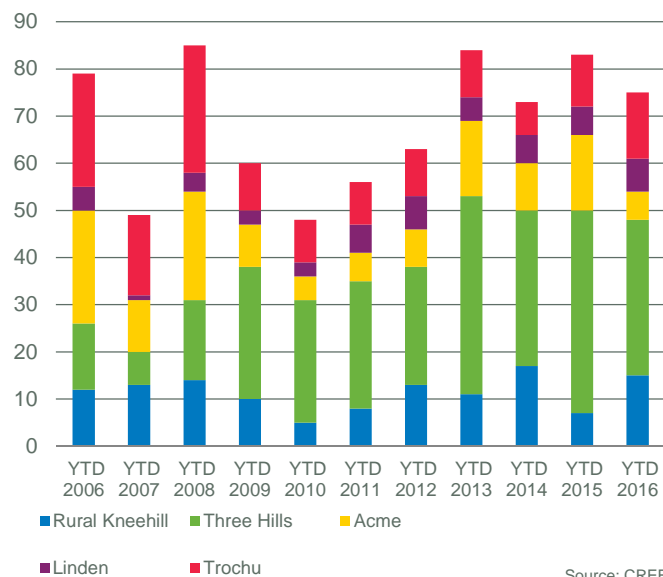
OCTOBER



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

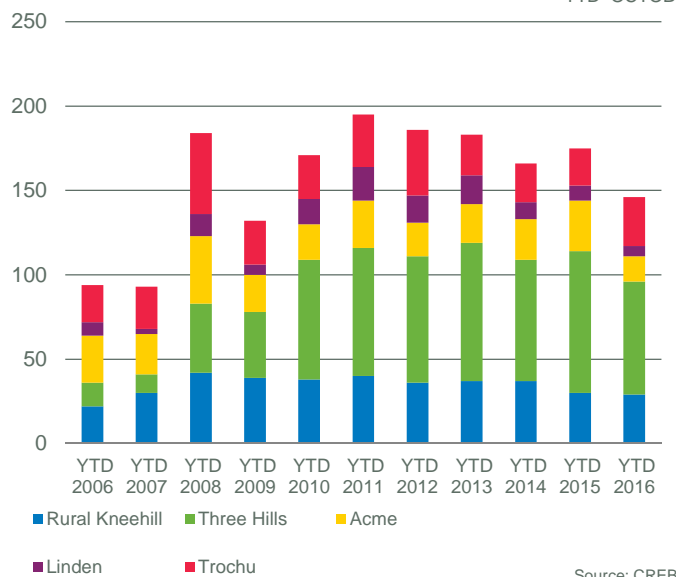
YTD OCTOBER



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



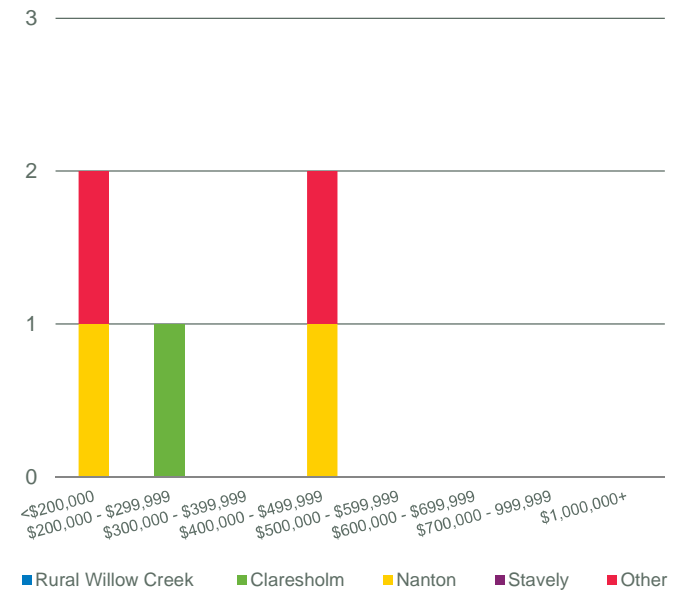
Source: CREB®

October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	5	16	31.25%	96	19.20	-	305,700	266,000	100%
Rural Willow Creek*	0	0	-	10	-	-	-	-	0%
Claresholm*	1	13	7.69%	52	52.00	-	266,000	266,000	20%
Nanton*	2	3	66.67%	18	9.00	-	310,000	310,000	40%
Stavely*	0	0	-	11	-	-	-	-	0%
Other*	2	0	-	5	2.50	-	321,250	321,250	40%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

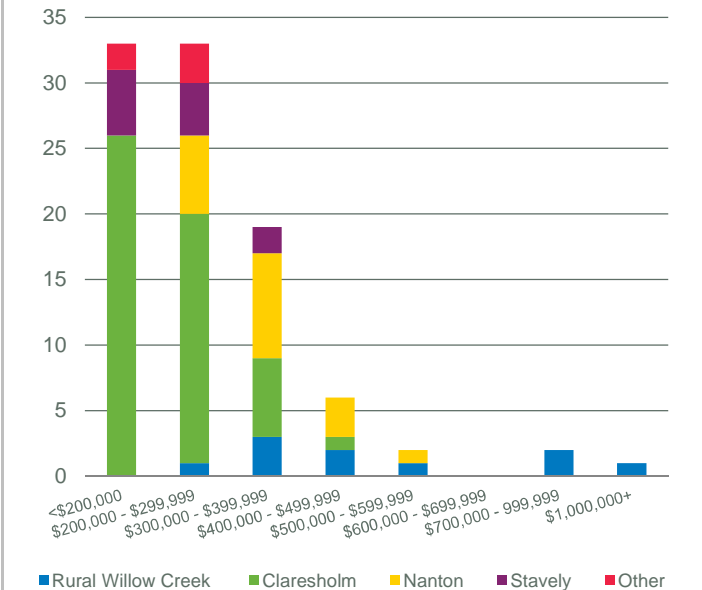
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

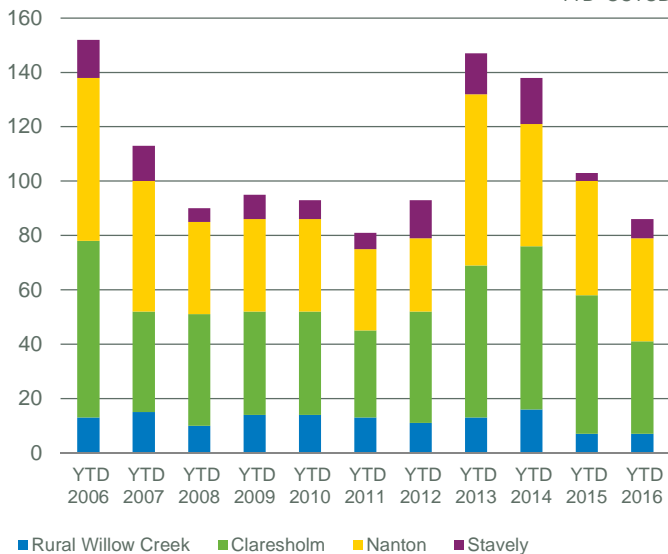
OCTOBER



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

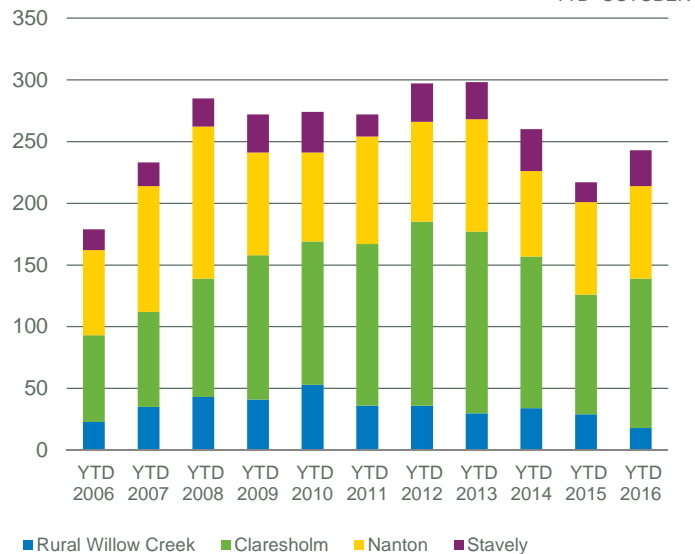
YTD OCTOBER



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



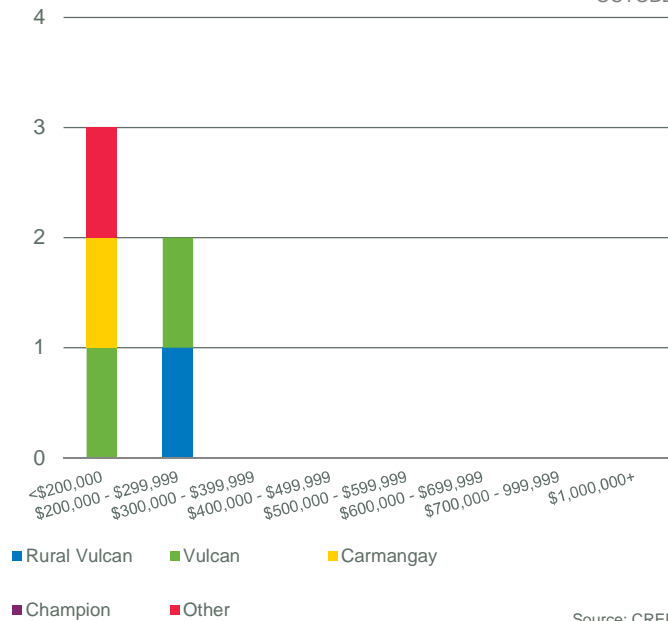
Source: CREB®

October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	5	10	50.00%	67	13.40	-	163,500	115,000	100%
Rural Vulcan*	1	4	25.00%	26	26.00	-	290,000	290,000	20%
Vulcan*	2	4	50.00%	24	12.00	-	156,250	156,250	40%
Carmangay*	1	1	100.00%	4	4.00	-	115,000	115,000	20%
Champion*	0	0	-	1	-	-	-	-	0%
Other*	1	1	100.00%	12	12.00	-	100,000	100,000	20%

**Data within these areas many not accurately reflect total resale activity and trends*

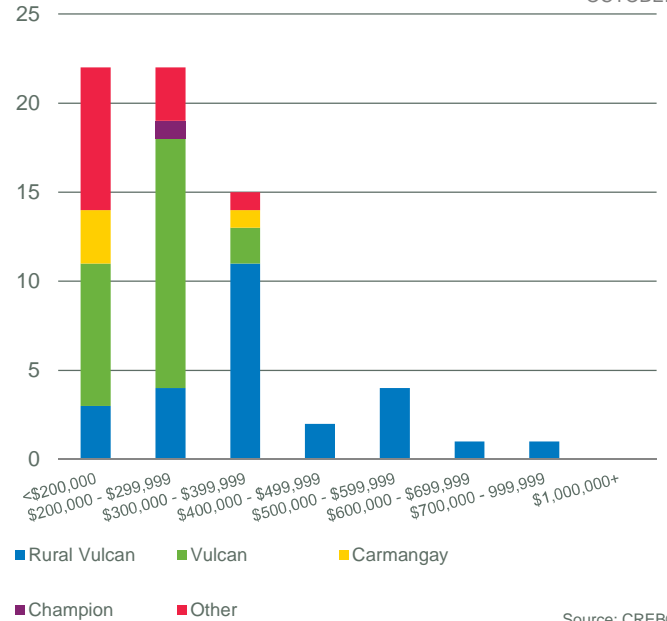
SALES BY PRICE RANGE

OCTOBER



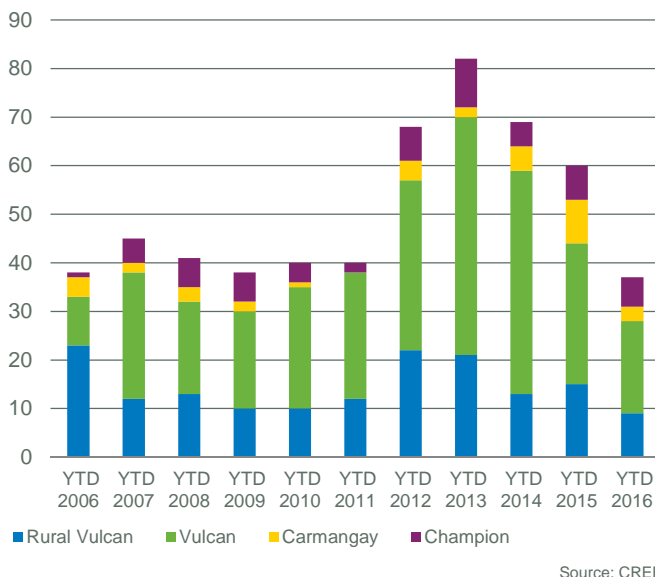
INVENTORY BY PRICE RANGE

OCTOBER



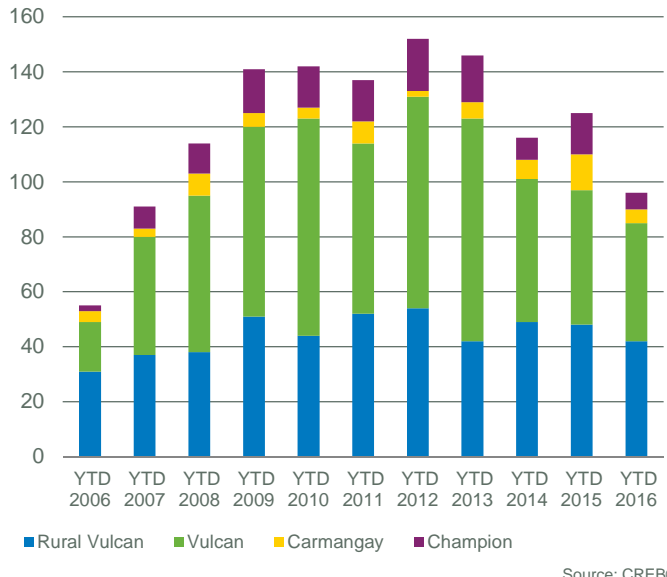
VULCAN SALES: YEAR-TO-DATE

YTD OCTOBER



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

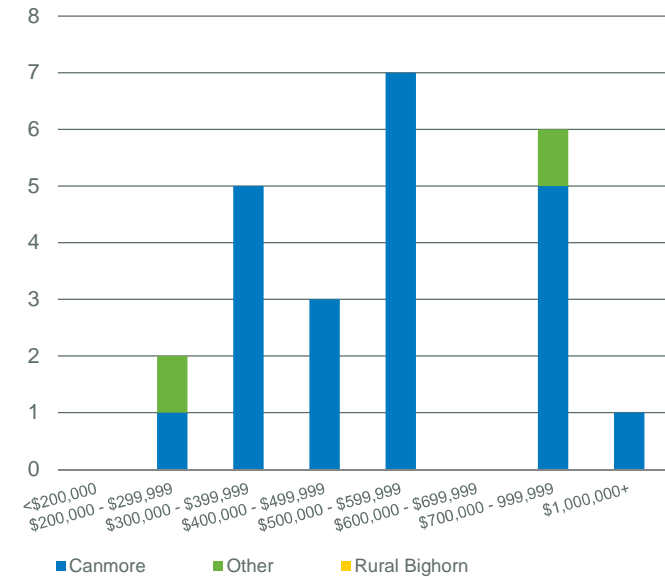


October 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	24	34	70.59%	81	3.38	-	584,543	566,725	100%
Rural Bighorn*	0	2	0.00%	8	-	-	-	-	0%
Canmore*	22	30	73.33%	69	3.14	-	584,218	566,725	92%
Other*	2	2	100.00%	5	2.50	-	588,115	588,115	8%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

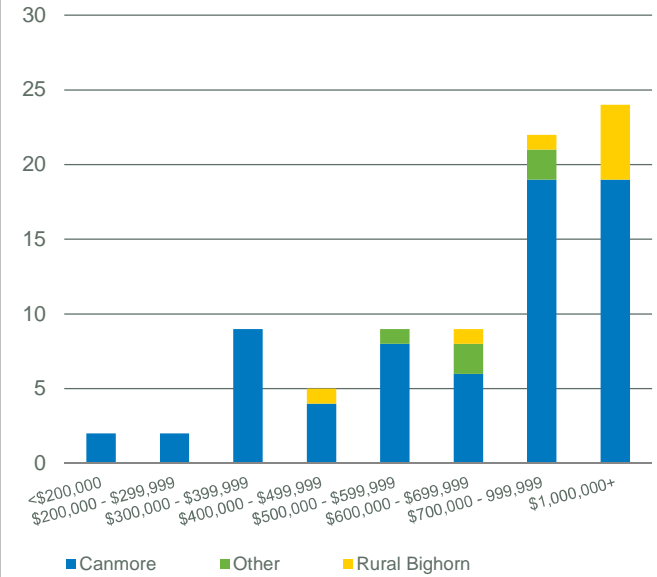
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

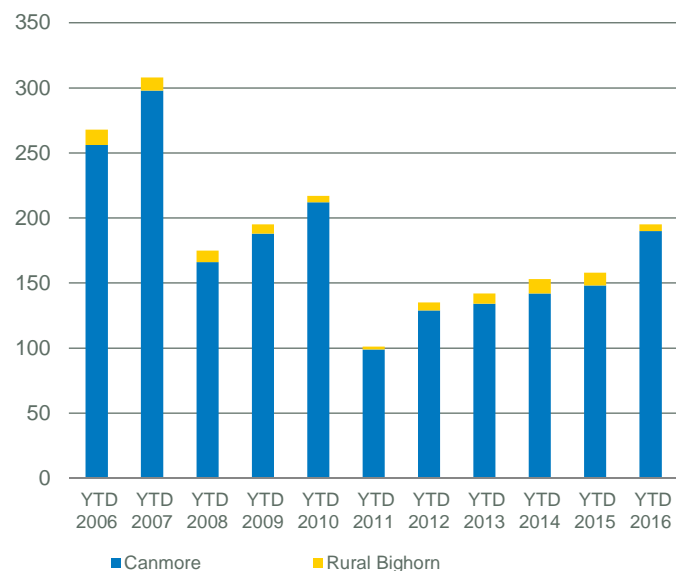
OCTOBER



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

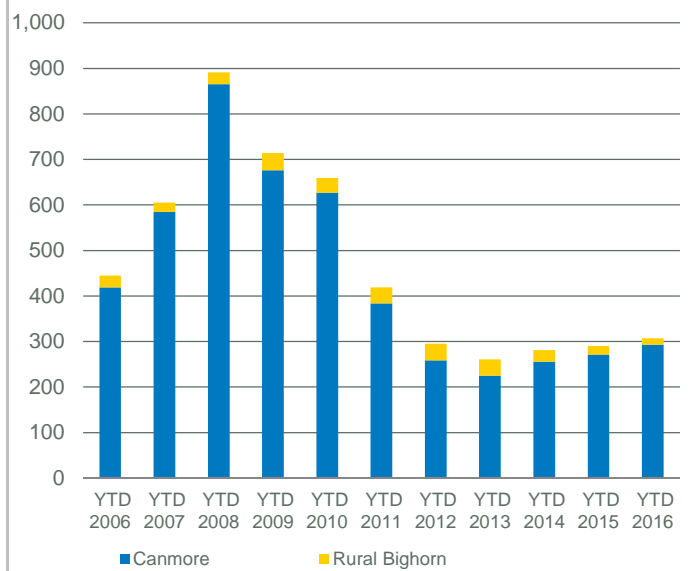
YTD OCTOBER



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



Source: CREB®

BIGHORN*

Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

MOUNTAIN VIEW*

Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

VULCAN*

Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirkcaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

FOOTHILLS

Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

ROCKY VIEW

Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

WHEATLAND*

Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

KNEEHILL*

Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Toppington**
Trochu
 Wimborne**

WILLOW CREEK*

Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

Months of Supply - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that shares one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - High-rise and low-rise condominium properties with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Rural - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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